FREE STANDING COMMERCIAL PROPERTY

FOR SALE

19234 Lake Chabot Rd
Castro Valley, CA



SALE PRICE
Unpriced
Contact Agent

BUILDING SIZE
± 3,470 SF

LOT SIZE
± 20,837 SF
(± 0.45 acres)

YEAR BUILT
1960 / 2012

USE
Turnkey building approved for education use

APN
84B-529-11-2

THE IVY GROUP
Commercial Properties, Above & Beyond

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CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 19234 Lake Chabot Rd, Castro Valley, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

HIGHLIGHTS

A turnkey educational campus with development upside on a half-acre lot in the heart of Castro Valley. The well-maintained, single-story building, fully fenced and gated, with 11 on-site parking spaces plus on-street drop-off.

Education: A ready-to-run K-12 school operating under an approved conditional use permit for 30 students, without fixed expiration. The large yard with basketball court offers room for additional portable classrooms, subject to city approval.

Development: The lot is zoned RSL-RV (Residential Small Lot), supporting residential infill in one of the East Bay's most sought-after communities, with strong frontage on Lake Chabot Road.

Just off Highway 580 in unincorporated Alameda County, minutes from Oakland, Berkeley, San Leandro, and Hayward, within a deep, affluent trade area.

Two paths, one property: a permitted, income-ready school today, and residential development potential for tomorrow.

Building Size	± 3,470 SF
Lot Size	± 20,837 SF or (± 0.45 acres)
Year Built	1960 / 2012
Zoning	Residential Small Lot, Combining Recreational Vehicle (RSL-RV) district
Parking	11 dedicated onsite spaces
Power	200 A, 208/120 V, 3 Ø
Current Use	Educational use with a conditional use permit (up to 30 students) ***** Planning history: Approved under County conditional use permits since 1985, including prior approvals for up to 90 children (now expired). The current permit (CUP PLN2024-00090) authorizes a K-12 school for up to 30 students. Increasing capacity would require a new conditional use permit and may require building improvements. Buyer to independently verify permits, zoning, use, and capacity with Alameda County. ****
APN	84B-529-11-2



PROPERTY PHOTOS - EXTERIOR









PROPERTY PHOTOS - EXTERIOR









PROPERTY PHOTOS - EXTERIOR

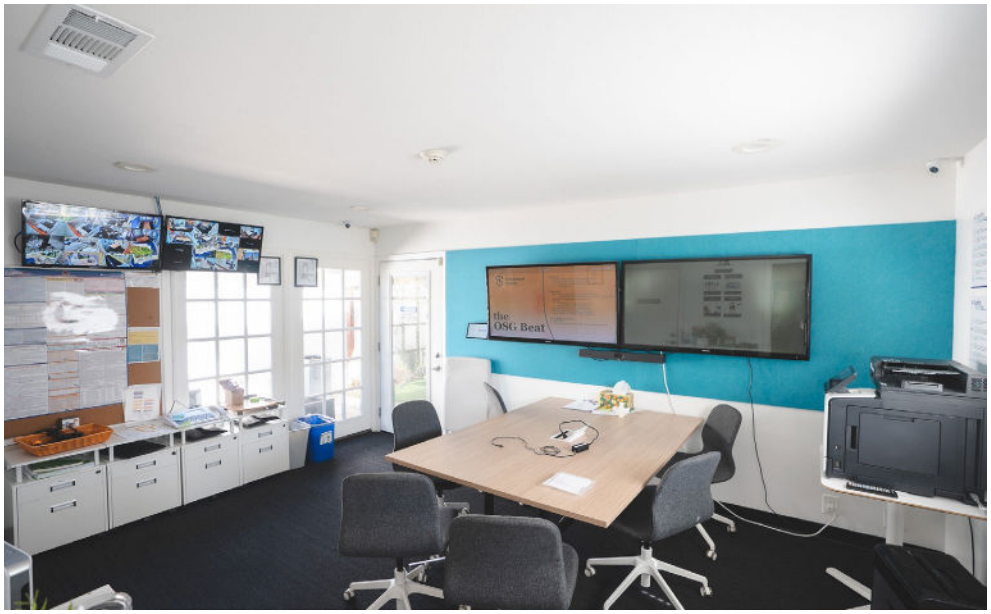


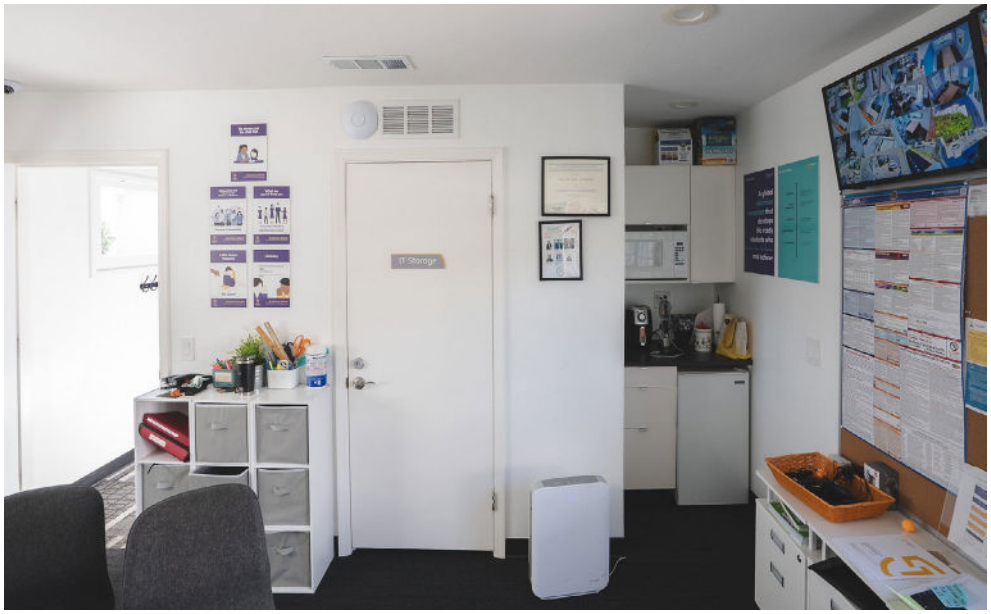


PROPERTY PHOTOS - INTERIOR









PROPERTY PHOTOS - INTERIOR









PROPERTY PHOTOS - INTERIOR

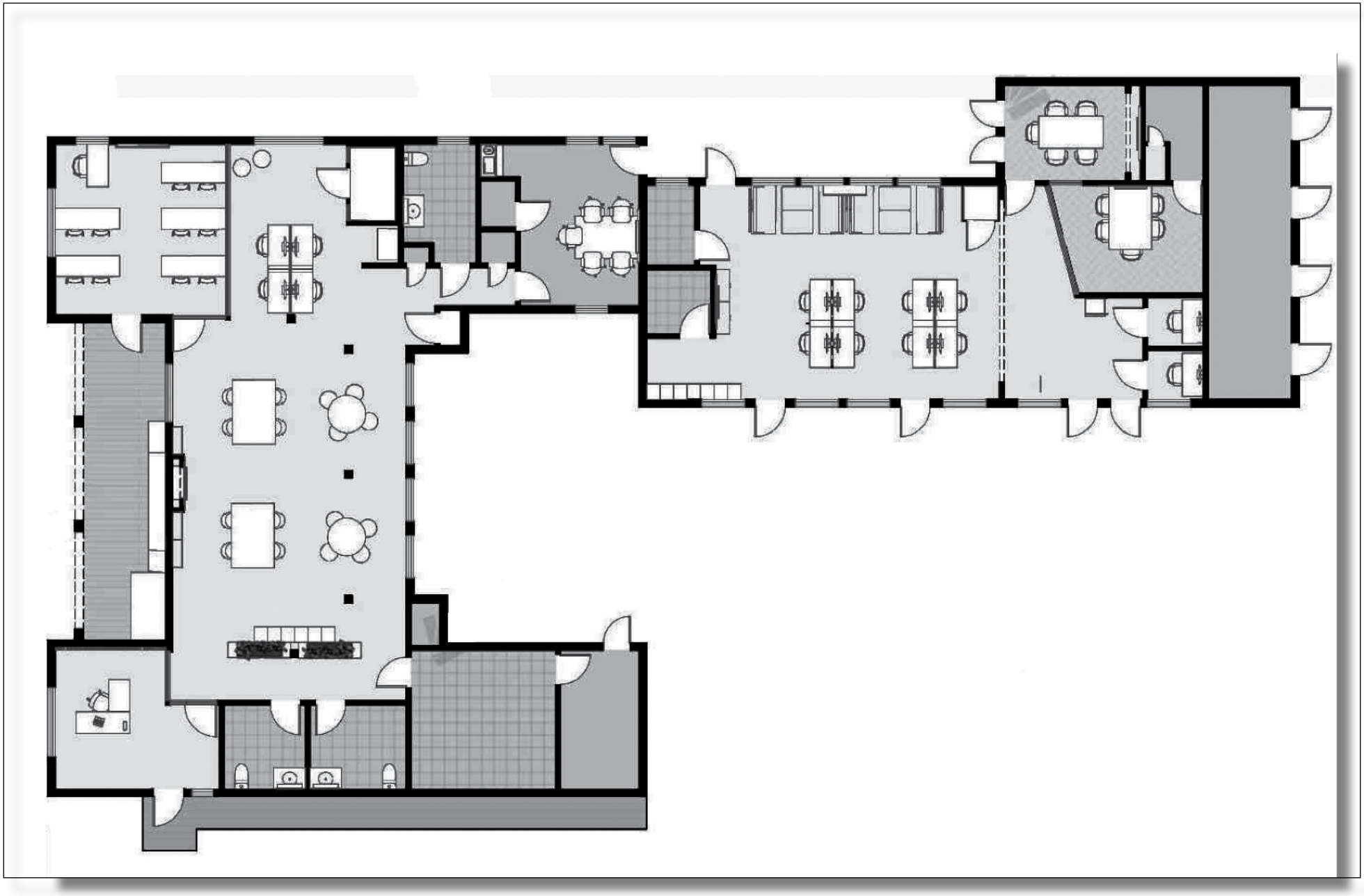








FLOOR PLAN



PROPERTY AERIAL



AMENITIES MAP





CONTACT EXCLUSIVE AGENT

FOR DETAILS AND TOUR

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