



Excellent investment opportunity! This charming 5 bedroom, 4 bath duplex boasts two spacious flats and was completely renovated from studs to finishes in 2014, with a new foundation and roof, central heating and AC, remodeled kitchens and baths, and much more. The upper unit is vacant; the lower unit is currently rented at \$1450/mo.

The exterior is welcoming and full of charm, with a covered porch, sizeable front yard and period detail. The private, shared backyard is perfect for barbequing and relaxing outside.

The upper unit is a 3 bedroom, 2 bath flat. The living room is bright and airy; in the cheerful eat-in kitchen there is plentiful cabinet space, sweeping countertops, and a dining nook beneath a sunny window. There are 3 bedrooms including a master suite and a bedroom with a huge bay window.

On the first floor, the lower unit features a pleasing open floor plan with a well-appointed kitchen that overlooks a generous living room and dining area. Down the hall, you'll find 2 peaceful bedrooms and 2 full baths.

The property is located mere blocks from public parks and schools; shop and dine in nearby neighborhoods including Lake Merritt, Fruitvale, and the town of Alameda. Fruitvale BART and Hwy 880 are just minutes away for an easy commute. Don't miss out!

PROPERTY INFORMATION:

- **Living Area: 2,038 SQFT (per records)**
- **Lot Size: 1,940 SQFT (per records)**
- **Year Built: 1910**
- **Total 5 Bedrooms & 4 Full Baths**

UPPER UNIT:

- **3 Bedrooms & 2 Baths**
- **Vacant**

LOWER UNIT:

- **2 Bedrooms & 2 Baths**
- **Current Rent: \$1,450/month**
- **Month-to-Month Rent after 9/30/17**

OFFERED AT \$699,000
www.2406-E16th-St.com



JUSTINA ORTIZ
Listing Agent | CalBRE #01474324
415.533.3075
justina.ortiz@gmail.com
www.sq-re.com/justina