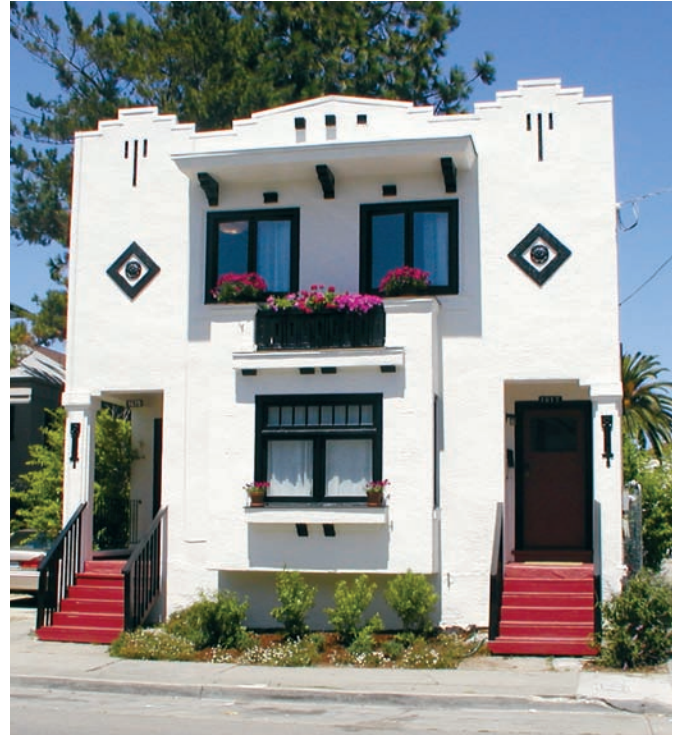


# Lake Merritt Duplex



**ADDRESS** | 1615 & 1617 4th Avenue  
**CITY** | Oakland  
**TYPE** | Duplex  
**PRICE** | \$529,000

**DETAILS** | Darling flats: Upstairs 2BR/1BA, downstairs 1BR/1BA, both with updated kitchens and baths. Original trim, hardwood floors. Large landscaped backyard, off-street parking. Just 3 blocks to Lake Merritt and 1.5 blocks to the Parkway Theater. Lots of upgrades including new plumbing, tankless water heaters, new roof in '03, new paint. Both units delivered vacant! Great investment property, live in one/rent the other, or TIC.

**PHOTOS** | [www.spreal.com](http://www.spreal.com)

**OPEN** | Sunday, July 10, 2–4:30 pm.  
Sunday, July 17, 2–4:30 pm.

**OFFERS** | Wednesday, July 20, by 5 pm.

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**REAL ESTATE BROKER**

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Neither Seller nor Seller's Broker guarantee or warrant the accuracy of square footage, lot size, age of building, or other information regarding the features or condition of the property obtained from public records or other sources. Buyer is advised to independently verify the accuracy of that and any information through personal inspection and with any appropriate professionals.