

ICE HOUSE  
WEST OAKLAND  
RETAIL CONDOMINIUMS FOR SALE



PRIME COMMERCIAL  
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Prime Commercial, Inc. is pleased to offer Ice House, a new mixed-use commercial/residential development located along West Grand Avenue in the emerging Uptown Area of West Oakland. The Ice House is conveniently located near BART, and the 980/580 freeways for easy commuting into Downtown Oakland and Downtown San Francisco.



These units provide excellent opportunities for restaurants, retailers, and service commercial businesses to own property in West Oakland's vibrant dining and entertainment district along one of Oakland's busiest commercial thoroughfares. The Ice House is now complete and consists of eight ground floor commercial units fronting West Grand Avenue and Market Street in addition to 126 residential town homes.



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## PROPERTY HIGHLIGHTS

- High visibility location on W Grand Ave in emerging West Oakland
- Easy access to BART, 880, and 80 Freeways
- Close to Uptown / Downtown
- 126 brand new Townhomes and Condos in the development
- Rare opportunity to purchase a new retail condominium unit
- Commercial units range in size from 821 - 4,181 square feet
- Zoned CC-2 which offers a wide array of retail and commercial uses
- Located in an Opportunity Zone
- Units finished to cold vanilla shell standards



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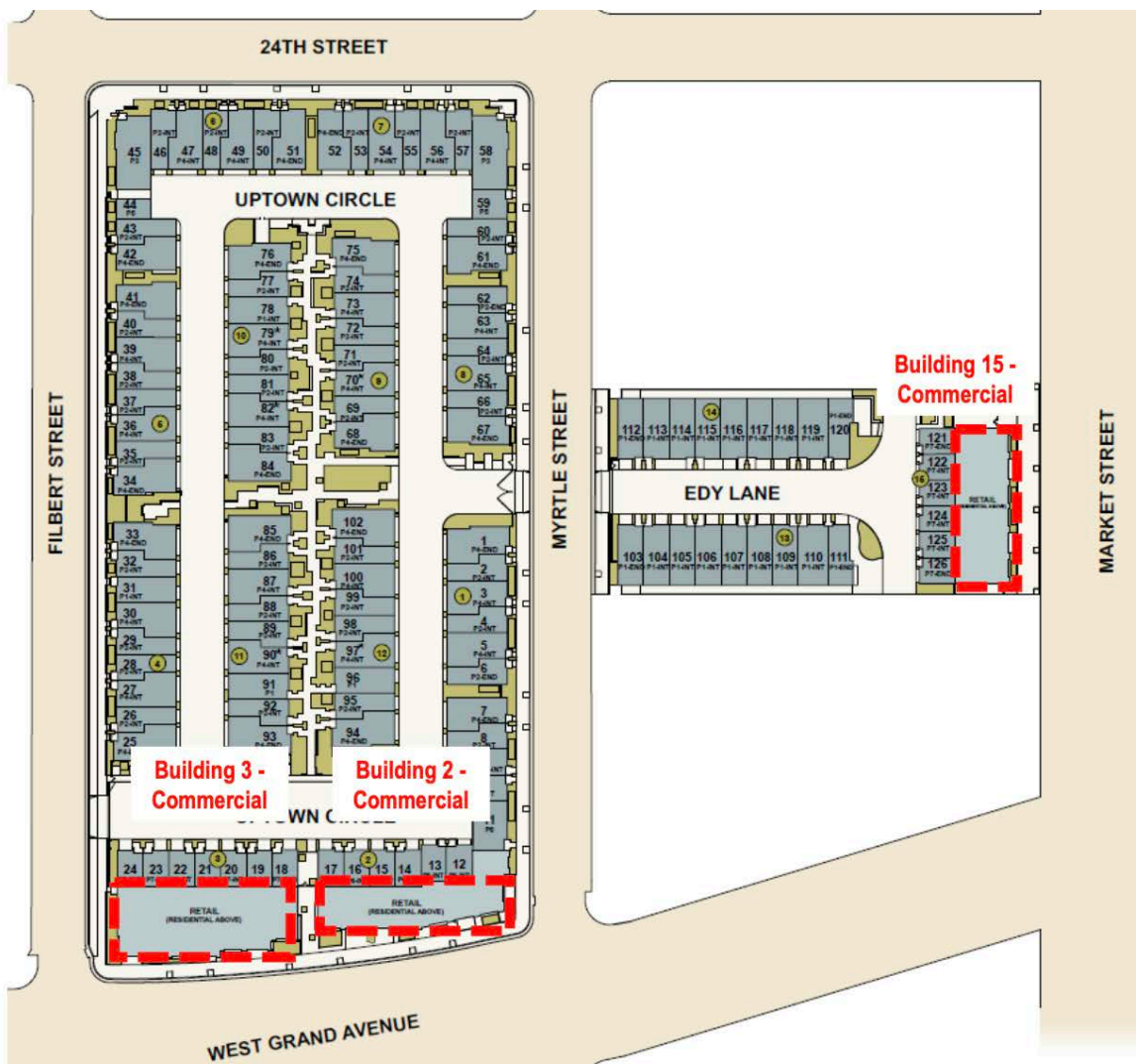


## SPACE AVAILABLE

Building 2 Unit C-1 1,551 SF  
Unit C-2 821 SF  
*Combinable to 2,372 SF*  
Unit C-3 644 SF *Sold*

Building 3 Unit C-4 1,539 SF  
Unit C-5 1,328 SF  
Unit C-6 1,321 SF  
*Combinable to 4,188 SF*

Building 15 Unit C-7 1,497 SF  
Unit C-8 1,341 SF  
*Combinable to 2,838 SF*



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## AVAILABLE RETAIL SPACE

### BUILDING 2

UNIT C-1 1,551 Square Feet

A/C Capacity 5-Ton (not included)

Concrete Slab Floor

Price: \$620,990, as-is

UNIT C-2 821 Square Feet

A/C Capacity 3-Ton (not included)

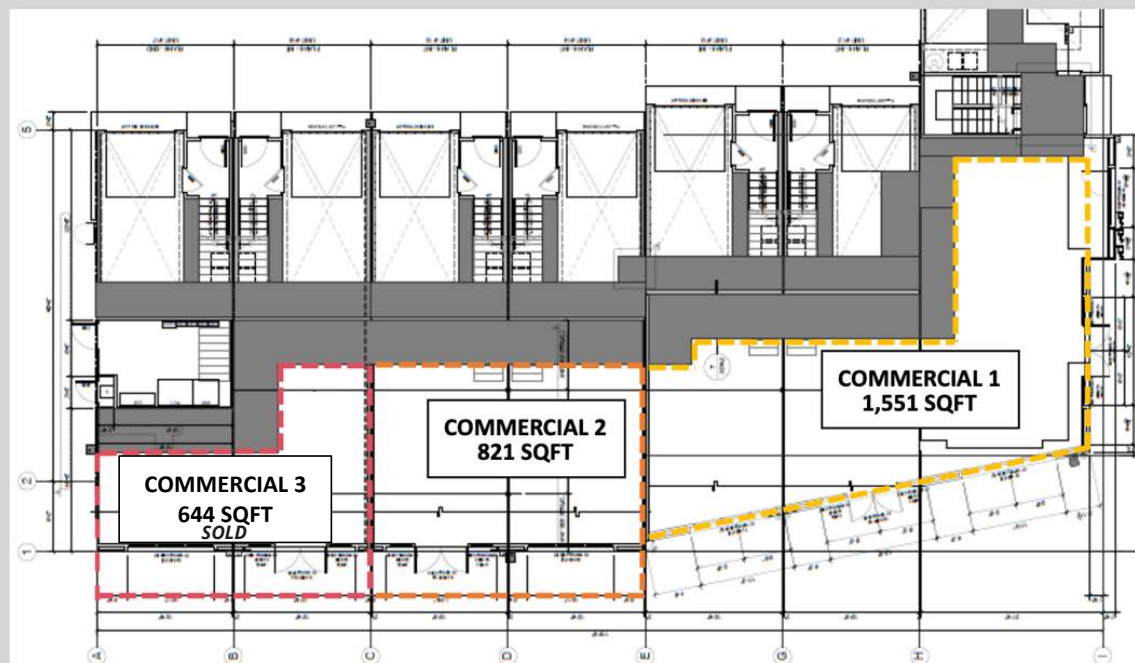
Concrete Slab Floor

Price: \$410,990, as-is

UNIT C-3 644 Square Feet

Sold

### BUILDING 2



MYRTLE STREET





## AVAILABLE RETAIL SPACE

### BUILDING 3

UNIT C-4 1,539 Square Feet

A/C Capacity 6-Ton (not included)

Concrete Slab Floor

\$615,990, as-is

UNIT C-2 1,328 Square Feet

A/C Capacity 4-Ton (not included)

Concrete Slab Floor

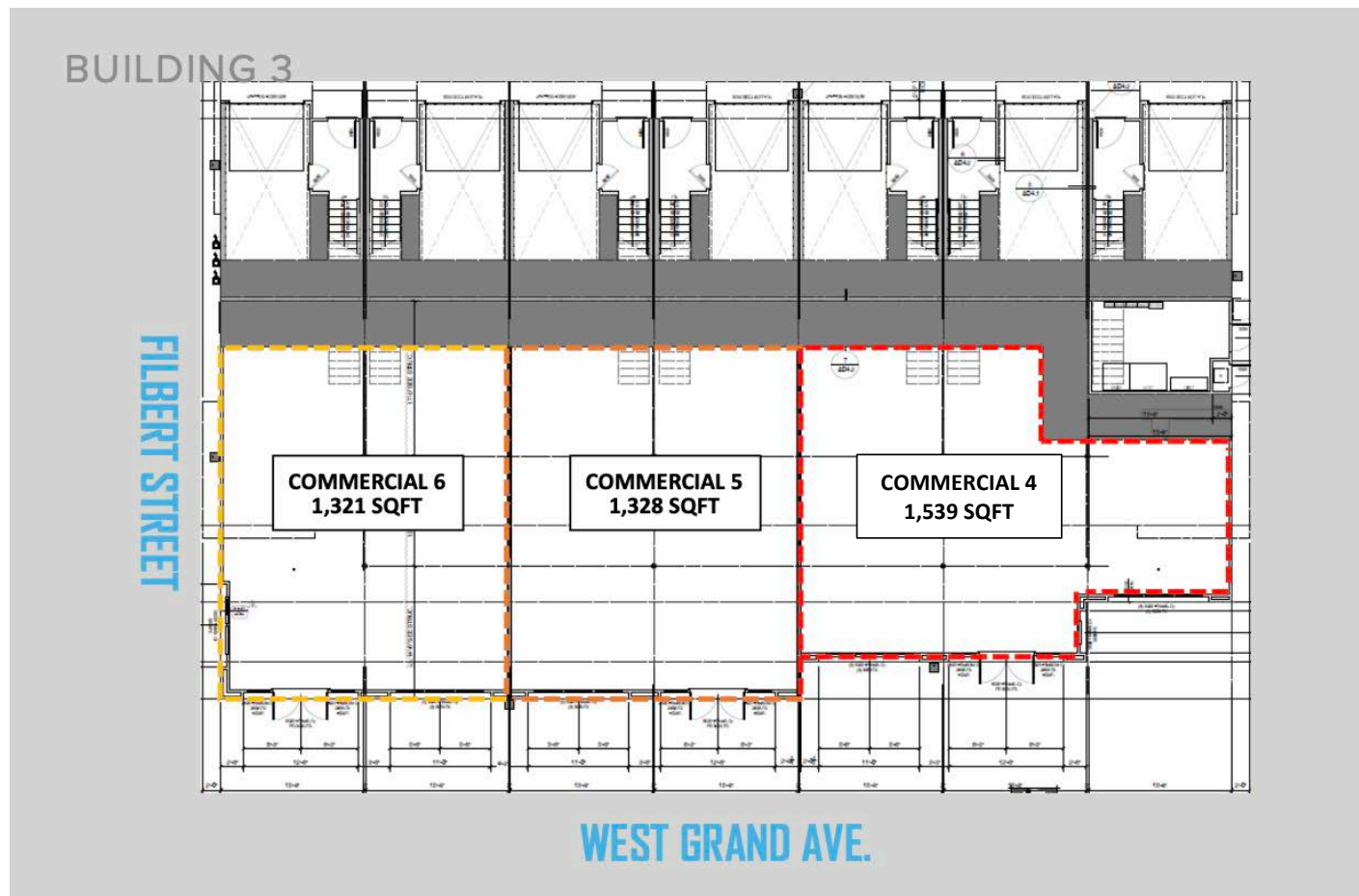
\$597,990, as-is

UNIT C-3 1,321 Square Feet

A/C Capacity 4-Ton (not included)

Concrete Slab Floor

\$594,990, as-is



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## AVAILABLE RETAIL SPACE

### BUILDING 15

UNIT C-7 1,497 Square Feet

A/C Capacity 5-Ton (not included)

Concrete Slab Floor

\$598,990, as-is

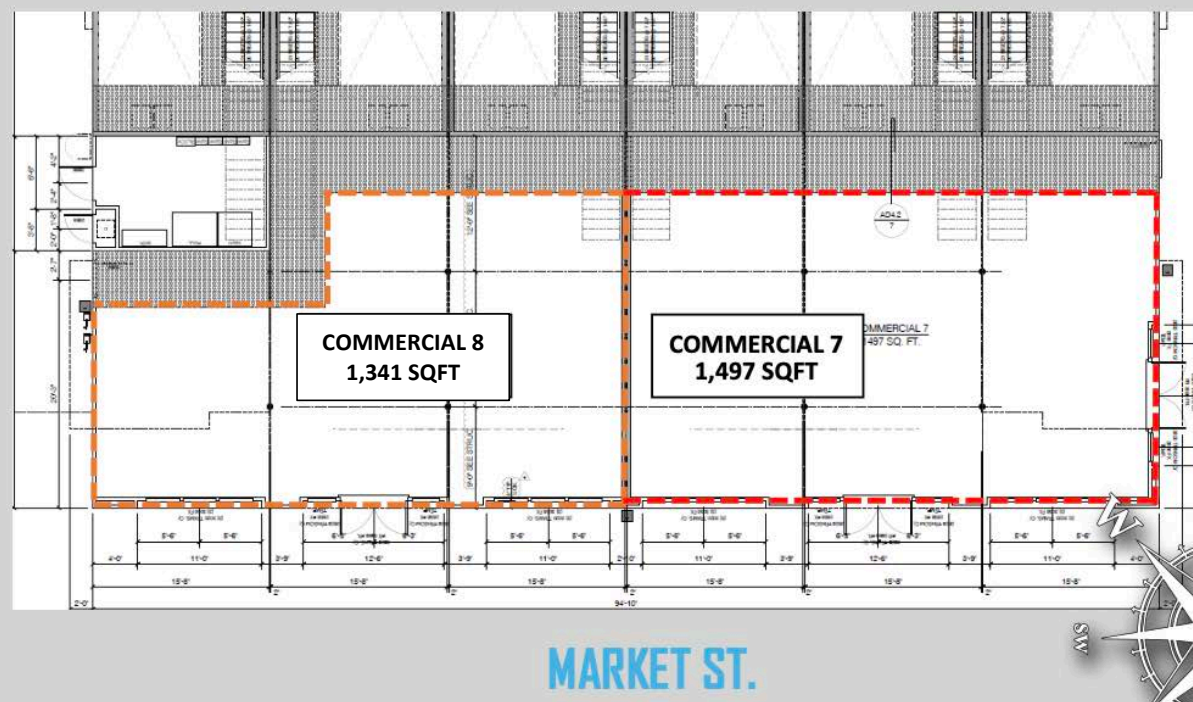
UNIT C-8 1,341 Square Feet

A/C Capacity 5-Ton (not included)

Concrete Slab Floor

\$536,990, as-is

### BUILDING 15



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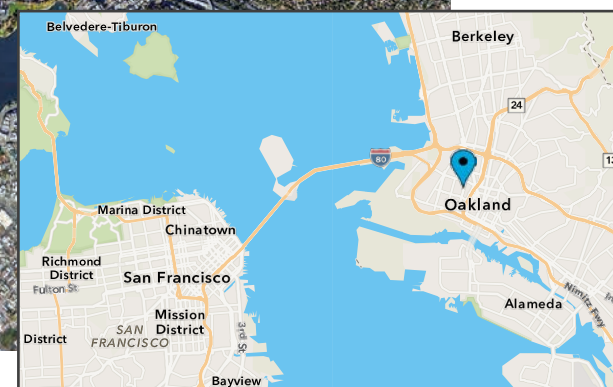
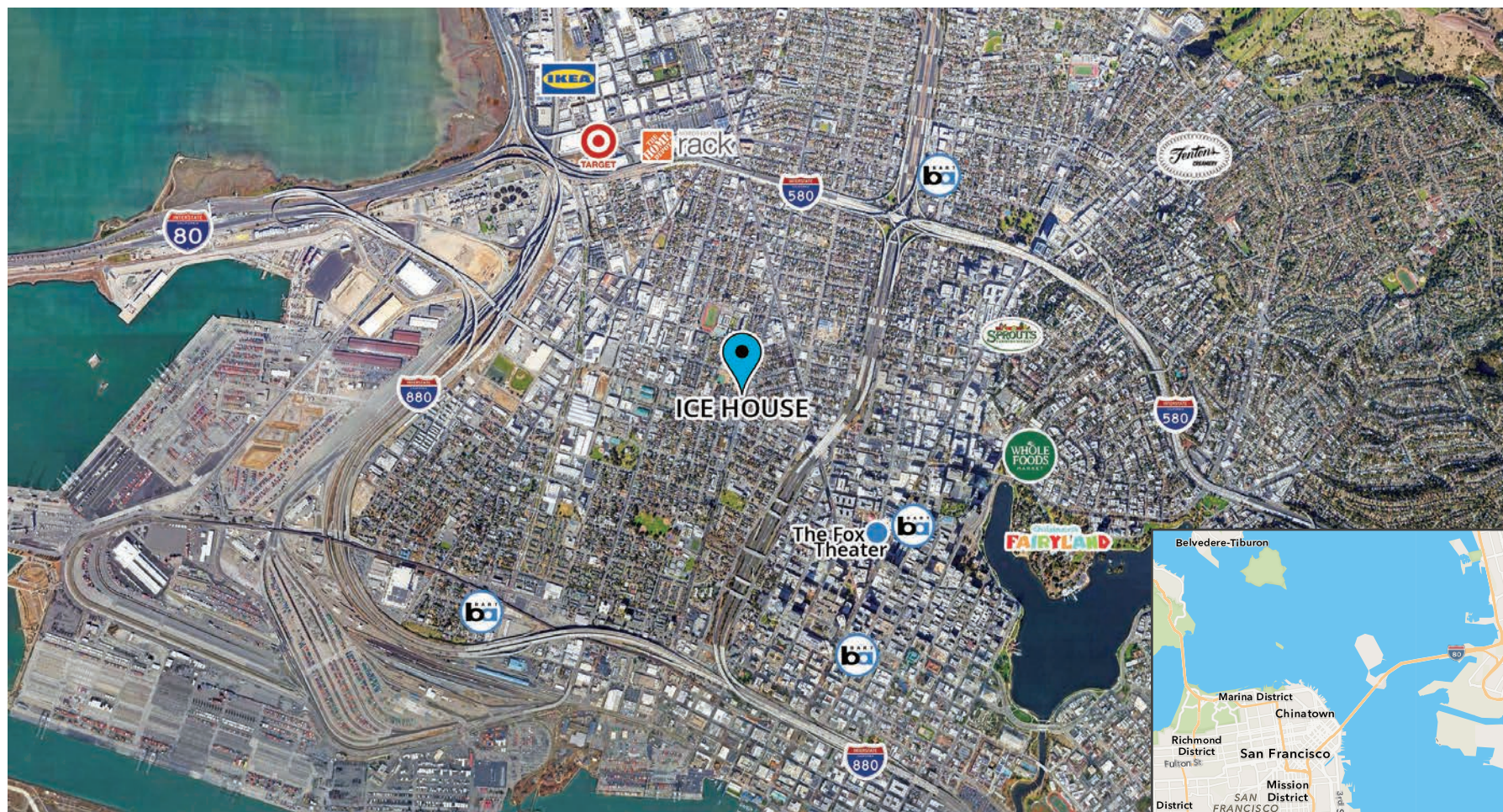
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## AERIAL MAP



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