



2124-2126 Channing Street, Berkeley 94704

Live in one rent the other

Need housing for your child attending UC? Why not turn this into an investment for the next four years. Here is a property only blocks away from the UC Berkeley campus and downtown Berkeley, This spacious two story duplex is in a prime location. The upper unit includes three bedrooms behind a large living room and dining room, with two decorative fireplaces used as gas furnance. Shining wood floors through out. The whole unit is newly painted with decorator colors giving it a sophisticated atmosphere. Imagine Ktchen and bathroom improved to your liking. Lower unit has 3 bedrooms 1.5 baths, tenant occupied and needs TLC.

Offered at: \$895,000

- • 2 Story Duplex
- • Fireplace
- • Side Yard
- 2 3br/1 Bath Units
- 2305 sf.
- Lot size 4000 sf.

Note: Sellers and Sellers' agent have not verified the accuracy of the square footage of the property. Buyers are advised to do own due diligence.

For further information contact:

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LIVING ROOM



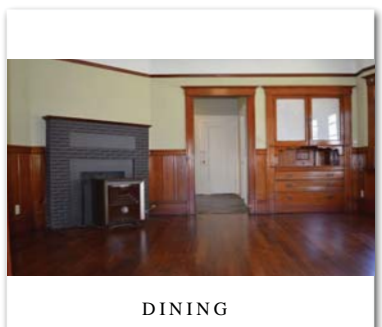
KITCHEN



BEDROOM



BATH



DINING

