

# **For Sale or Lease: Historic Fire House & adjacent parcel**

Parcels at 6226 Moraga Avenue in Oakland's Montclair District are available, offered individually or together, for development:

- 23,884-square-foot unimproved, upsloping parcel
- 15,652-square-foot upsloping parcel, including the historic Montclair Fire Station

Nestled among soaring redwoods and adjacent to a municipal park and recreation center, these parcels are two short blocks from the heart of the Montclair Village shopping district with easy access to Hwy. 13 (77,000 AADT). Within a one-mile radius, the area has a population of 14,250, a median household income of \$183,937, and a median home value of \$971,194. The parcels have a Walk Score of 81 and a Bike Score of 41.



**Written responses due by 5 p.m. on Friday, May 18, 2018.**

## **Open Houses:**

Monday, April 9, 10 am - 2 pm

Sunday, April 22, 2 - 4 pm

Monday, May 7, 10 am - 2 pm

(a signed waiver, available on the website, is required to tour the building)

## **More Info & Disclosure Documents:**

[oaklandnet.com/realestate](http://oaklandnet.com/realestate) or (510) 238-6362

