

\$2,244,000 - 410 Merritt Avenue, Oakland

MLS® #425074010

\$2,244,000

13 Bedroom, 0.00 Bathroom, 9,992 sqft

Residential Income on 0.14 Acres

N/A, Oakland, CA

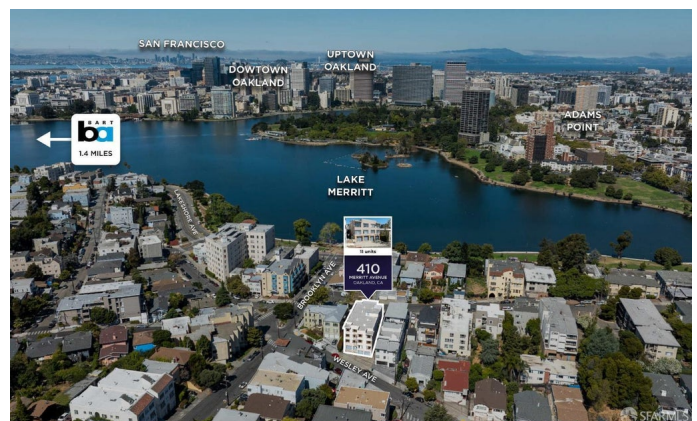
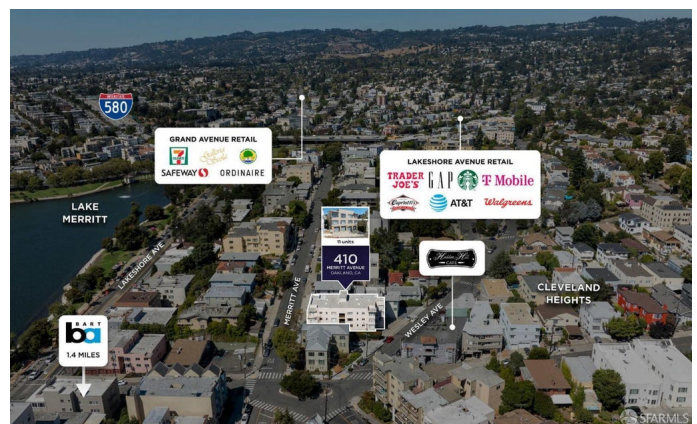
We are pleased to offer for sale 410 Merritt Avenue, an 11-unit multifamily investment opportunity in Oakland's highly desirable Cleveland Heights neighborhood. The property is ideally suited for a value-add strategy, combining strong in-place fundamentals with meaningful near-term potential to drive rental income growth. The unit mix is both spacious and efficient, featuring three 2-bedroom units averaging 945 sf, seven 1-bedroom units averaging 711 sf, and one 320 sf studio. Each 1- and 2-bedroom unit includes a dining nook that can be converted into an additional bedroom through a cost-effective process, creating the opportunity to increase density and further enhance revenue. The property also features 8 single-car garages with room to park an additional vehicle in front of each garage. Upon stabilization, the property is projected to achieve an attractive 8.83% cap rate, highlighting the compelling investment returns available to an active operator. The building was constructed with a concrete podium that exempts it from Oakland's mandatory soft story retrofit program, reducing exposure to costly seismic upgrades.

Built in 1950

Essential Information

MLS® # 425074010

Price \$2,244,000



Bedrooms	13
Bathrooms	0.00
Square Footage	9,992
Acres	0.14
Year Built	1950
Type	Residential Income
Sub-Type	Multi Family
Status	Active

Community Information

Address	410 Merritt Avenue
Area	Oakland Zip 94610
Subdivision	N/A
City	Oakland
County	Alameda
State	CA
Zip Code	94610

Amenities

# of Garages	8
View	City, Downtown, Lake

Interior

Appliances	Free-Standing Electric Range, Free-Standing Refrigerator, Gas Water Heater
Heating	Gas, Wall Furnace

Exterior

Lot Description	Curbs/Gutters, Sidewalk, Other
Roof	Asphalt

Additional Information

Date Listed	September 15th, 2025
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Listing Details

Listing Agent	Keith Manson
Listing Office	Cushman & Wakefield

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