

\$3,135,000 - 2411 Durant Avenue, Berkeley

MLS® #425074232

\$3,135,000

10 Bedroom, 0.00 Bathroom, 5,603 sqft

Residential Income on 0.15 Acres

N/A, Berkeley, CA

The Cushman & Wakefield Northern California Multifamily Capital Markets Group is pleased to present The Leroy Apartments, a distinguished 9-unit multifamily asset in an irreplaceable location at 2411 Durant Avenue in the highly sought-after Southside neighborhood of Berkeley, CA. Built in 1917, this 5,603-square foot property boasts classic architectural character and presents a prime investment opportunity just steps away from the world-renowned UC Berkeley campus. Offered for the first time in more than 50 years, The Leroy Apartments represents a truly unique chance to secure a generational multifamily investment in one of the Bay Area's most dynamic rental markets. The property's unit mix consists of 4 studios and 5 two-bedroom units, catering to a diverse range of tenants, including UC Berkeley students, faculty, and local professionals direct adjacency to UC Berkeley. The Property offers significant value-add potential for an investor to implement property upgrades and reposition the asset as a student focused housing option. The property can be purchased individually or as a 3-property, 68-unit portfolio with The Keystone Apartments (2419 Durant Avenue - 32 Units) and The Castle Craig Apartments (2525 Durant Avenue - 27 Units).

Built in 1917

Essential Information



-  **Irreplaceable Location Just 1 Block From UC Berkeley**
The property is steps from the UC Berkeley campus, ranked the #1 public university in the world by US News and Forbes, ensuring constant demand from students, faculty, and staff.
-  **Flexible Acquisition Opportunity - Purchase Individually or as a Portfolio**
2411 Durant Ave (9 Units), 2419 Durant Avenue (32 units) and 2525 Durant Avenue (27 units) may be acquired separately or together as a rare 68-unit value-add portfolio in Berkeley's Southside neighborhood.
-  **Ideal for Student Housing**
With UC Berkeley's expanding student population driving demand for off-campus housing, the property's history of student tenancy makes it well-positioned for repositioning into a modern, purpose-driven student housing operation.
-  **Opportunity to Increase Bedroom Count**
The existing layouts may allow for the addition of bedrooms, increasing the total bedroom and bed count, catering to student renters seeking flexible housing options.
-  **Opportunity to Furnish Units**
With Berkeley's competitive student housing market, the property offers the opportunity to implement a rent-by-the-bed strategy, by furnishing units, thus, maximizing rental income by offering flexible room occupancy in a high-demand market.
-  **Strong Rent Growth & Demand**
UC Berkeley's expanding student body, combined with limited housing options, has led to significant rent increases. Average rents have grown by 25% over the last decade, with another 23% projected growth through 2035, providing solid long-term investment potential.
-  **High Demand Due to UC Berkeley's Growing Population & Housing Shortage**
UC Berkeley has over 45,900 students & only ~11,300 available beds creating ongoing demand for off-campus housing options.
-  **Vintage Building with Character**
The property features spacious units with hardwood floors, high ceilings, oversized bedrooms, classic architectural details and excellent natural light, offering opportunity for tasteful renovations while maintaining historic charm.



MLS® #	425074232
Price	\$3,135,000
Bedrooms	10
Bathrooms	0.00
Square Footage	5,603
Acres	0.15
Year Built	1917
Type	Residential Income
Sub-Type	Multi Family
Status	Active

Community Information

Address	2411 Durant Avenue
Area	Berkeley Map Area 9
Subdivision	N/A
City	Berkeley
County	Alameda
State	CA
Zip Code	94704

Amenities

Parking Spaces	10
Parking	Detached, Garage, Off Street

Interior

Appliances	Free-Standing Gas Range, Free-Standing Refrigerator
Heating	Gas, Wall Furnace
Cooling	None
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Storage Space

Exterior

Lot Description	Curbs/Gutters, Sidewalk, Other
-----------------	--------------------------------

Additional Information

Date Listed	September 17th, 2025
-------------	----------------------

Listing Details

Listing Agent	Keith Manson
Listing Office	Cushman & Wakefield

© Copyright 2025 of the SFAR MLS. Listings on this page identified as belonging to another listing firm are based upon data obtained from the SFAR MLS, which data is copyrighted by the San Francisco Association of REALTORS®, but is not warranted. Information being provided is for consumers' personal, noncommercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.