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

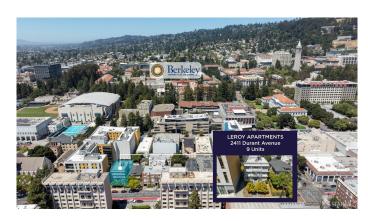
MLS® #425074232

\$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).



Irreplaceable Location Just 1 Block From UC Berkeley

Ideal for Student Housing

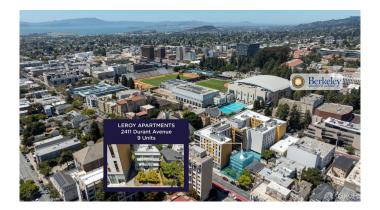
Opportunity to Furnish Units

O) High Demand Due to UC Berkeley's Growing Population & Housing Shortage Flexible Acquisition Opportunity Purchase Individually or as a Portfolio

Opportunity to Increase Bedroom Count

Strong Rent Growth & Demand JC Berkeley's expanding student body, combined w imited housing options, has led to significant rent ncreases. Average rents have grown by 25% over th decade, with another 23% projected growth through providing solid long-term investment potential.

Vintage Building with Character



Built in 1917

Essential Information

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

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