\$7,900,000 - 2525 Durant Avenue, Berkeley

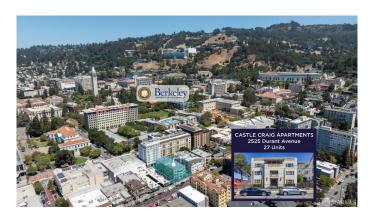
MLS® #425074330

\$7,900,000

16 Bedroom, 0.00 Bathroom, 17,802 sqft Residential Income on 0.22 Acres

N/A, Berkeley, CA

The Cushman & Wakefield Northern California Capital Markets Group is pleased to present The Castle Craig Apartments, a distinguished 27-unit multifamily asset located in an irreplaceable location at 2525 Durant Avenue in the highly sought-after Southside neighborhood of Berkeley, CA. Built in 1928, this 17,802-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 13 studios, 12 one-bedroom units, and 2 two-bedroom units. catering to a diverse range of tenants, including UC Berkeley students, faculty, and local professionals seeking direct adjacency to UC Berkeley. There is immediate value-add potential for an investor to implement property upgrades to 10 units and implement a modern purpose-driven student housing operation. The property can be purchased individually or as a 3-property, 68-unit portfolio with The Keystone Apartments (2419 Durant Avenue - 32 Units) & The Leroy Apartments (2411 Durant Avenue -9 Units).



Irreplaceable Location Just 1 Block from UC Berkeley

anked the #1 public university in the world by US News and Forbes, ensuring constant demand from students, faculty, and staff.

Ideal for Student Housing
With UC Berkeley's expanding student population

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 Furnish Units
With Berkeley's competitive student housing or

With Berkeley's competitive student housing market, th property offers the opportunity to implement a rent-bythe-bed strategy, by furnishing units, thus, maximizing rental income by offering flexible room occupancy in a high-demand market.

High Demand Due to UC Berkeley's
Growing Population & Housing Shortage
UC Berkeley has over 45,900 students & only -11,300
available befs resalting pencing demand for efficamous

Flexible Acquisition Opportunity Purchase Individually or as a Portfolio
2525 Durant Avenue (27 units), 2419 Durant Avenue (37
units) and 2411 Durant Ave (9 Units) may be acquired
separately or together as a pare 68-unit value-add

Opportunity to Increase Bedroom Count The existing unit layouts may allow for the addition of bedrooms, increasing the total bedroom and bed count, catering to student renters seeking flexible housing

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
providine solid lone-term investment potential.

High Vacancy and Immediate Upside In a Vintage Building With Character

10 vacant units provide immediate potential to complete unit upgrades and implement a student-housing-focused rental strateay to maximize rental incomize rental incomizer ental incom



Built in 1928

Essential Information

MLS® # 425074330 Price \$7,900,000

Bedrooms 16
Bathrooms 0.00
Square Footage 17,802
Acres 0.22

Year Built 1928

Type Residential Income

Sub-Type Multi Family

Status Active

Community Information

Address 2525 Durant Avenue
Area Berkeley Map Area 9

Subdivision N/A

City Berkeley County Alameda

State CA Zip Code 94704

Amenities

Utilities Separate Meters (See Remarks)

Interior

Appliances Free-Standing Gas Range, Free-Standing Refrigerator

Heating Steam Cooling None

Stories Three Or More

Has Basement Yes

Basement Storage Space, Other

Exterior

Lot Description Curbs/Gutters, Sidewalk, Other

Windows Bay Window(s)

Additional Information

Date Listed September 17th, 2025

Listing Details

Listing Agent Keith Manson

Listing Office Cushman & Wakefield

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