

\$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).

Built in 1928

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

2525 Durant Avenue (27 units), 2419 Durant Avenue (32 units) and 2411 Durant Ave (9 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 unit 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.



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 strategy to maximize rental income.



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)
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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
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Listing Details

Listing Agent	Keith Manson
Listing Office	Cushman & Wakefield

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