

Brentwood

Oakley

Antioch

# For Sale/Lease

## \$1,100,000/\$7.24 PSF

Bethel Island, CA

3.49 Acres

Site

Gateway Rd

Delta Coves Dr

- Ideal mini storage opportunity
- Below market seller financing available
- 5% fee to procuring broker

T STUDIOS

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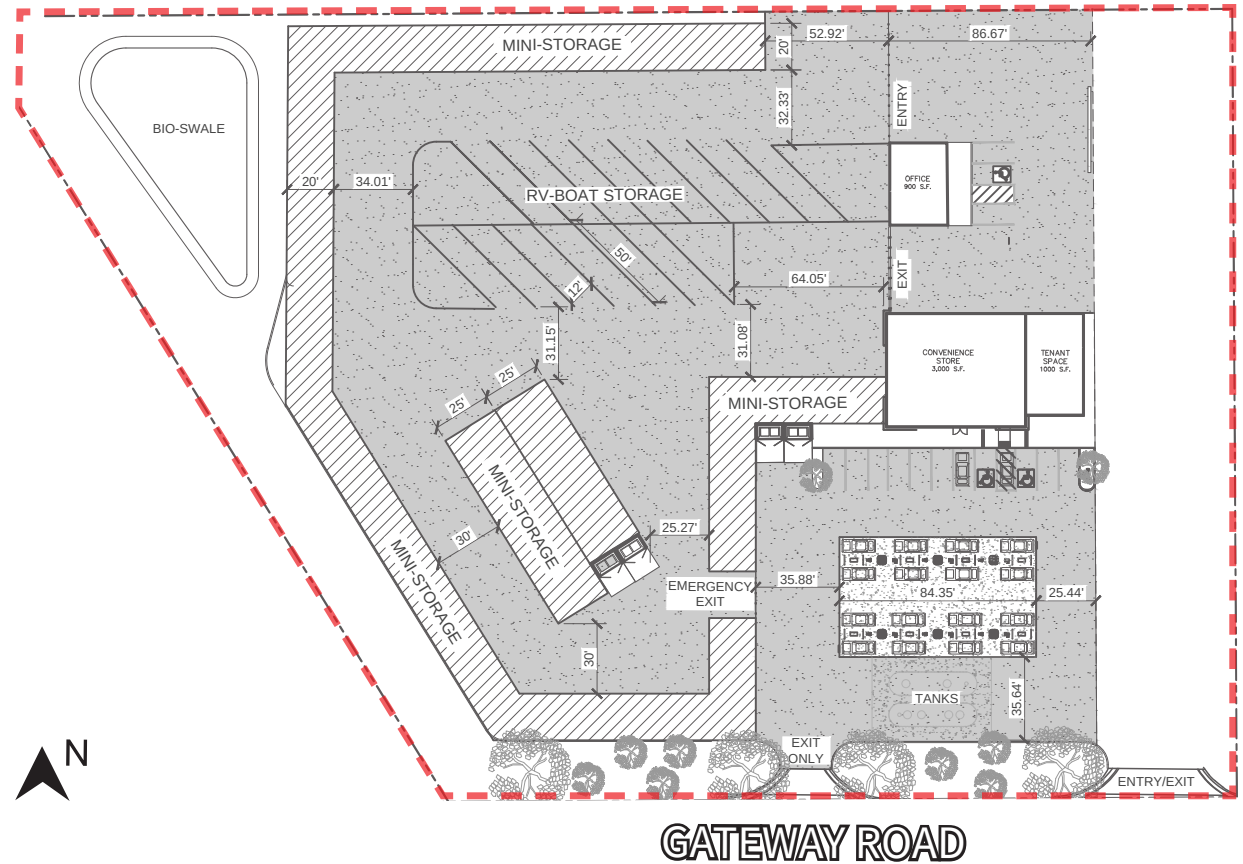
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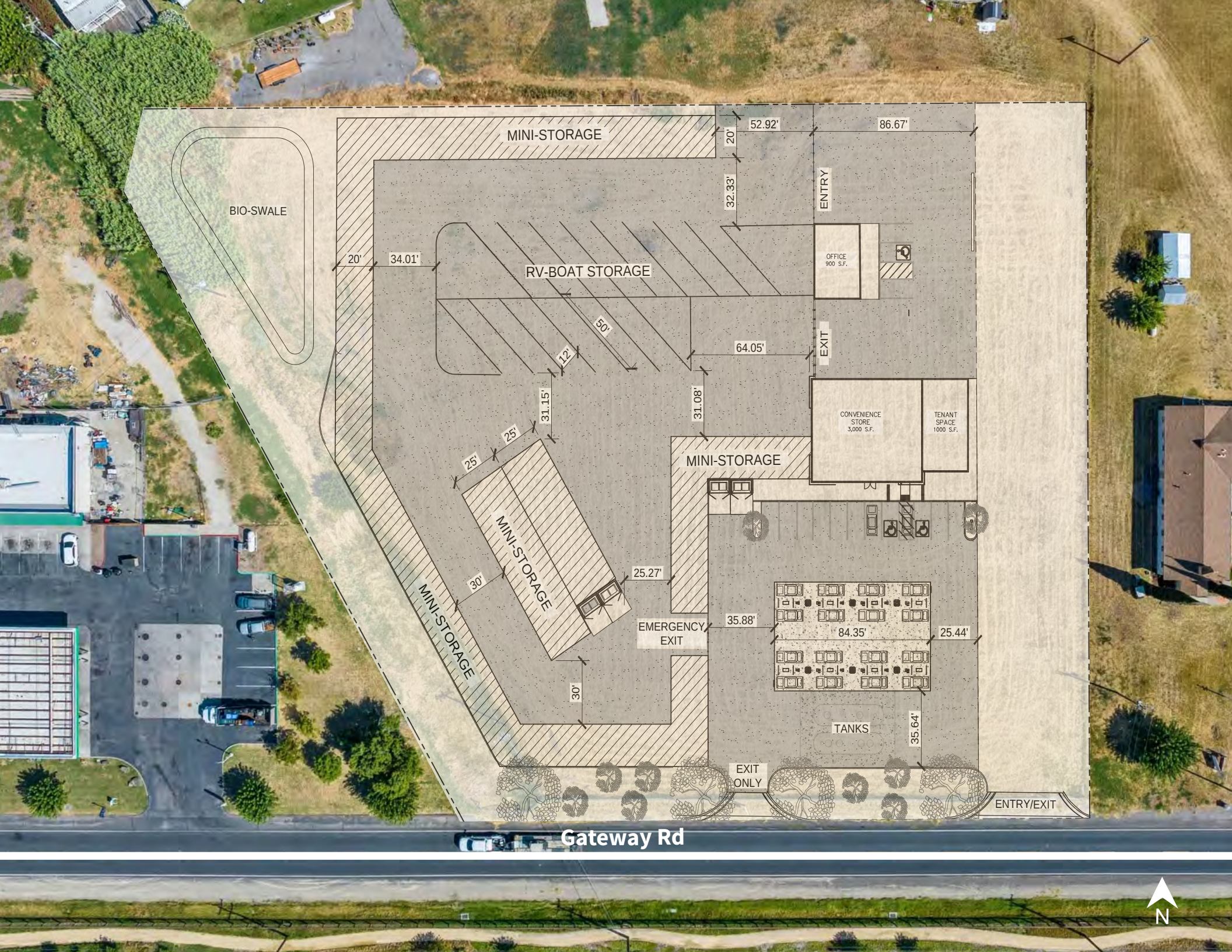
Jones Lang LaSalle Brokerage, Inc.  
RE License #01856260



# Property Info

|             |                                                                    |
|-------------|--------------------------------------------------------------------|
| Address/ID  | Gateway Road, Bethel Island, CA 94511                              |
| APN         | 029-050-065                                                        |
| Parcel Size | 3.49 AC                                                            |
| Zoning      | R-B (Retail Business),<br>T-1 (Mobile Home/Manufactured Home Park) |
| Condition   | Raw land (utilities stubbed on Gateway Rd.)                        |
| Price       | \$1,100,000/\$7.24 PSF                                             |
| Zoning      | <a href="#">Link</a>                                               |





BIO-SWALE

MINI-STORAGE

RV-BOAT STORAGE

ENTRY

OFFICE  
900 S.F.

EXIT

CONVENIENCE  
STORE  
3,000 S.F.

TENANT  
SPACE  
1000 S.F.

MINI-STORAGE

MINI-STORAGE

EMERGENCY  
EXIT

TANKS

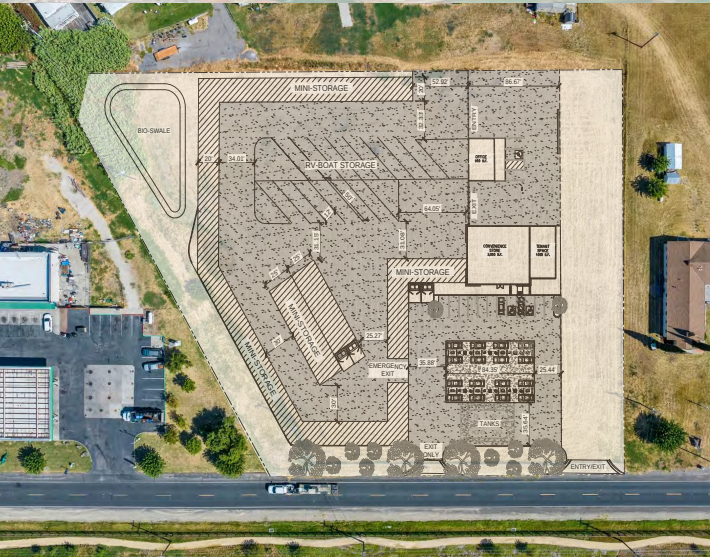
EXIT  
ONLY

ENTRY/EXIT

Gateway Rd



# Parcel map



Site



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