

\$1,550,000 - 1039 Channing Way, Berkeley

MLS® #41123157

\$1,550,000

5 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

BERKELEY, Berkeley,

To access the marketing package copy/paste: <https://bit.ly/kitehillre>. This exceptional Southwest Berkeley property offers a highly desirable unit mix consisting of one 2BD/1BA, one 1BD/1BA with office, one 1BD/1BA, and a private detached 1BD/1BA cottage. The layout provides flexibility for both investors and owner-users, with two units delivered vacant, allowing for immediate occupancy or repositioning. The property generates strong in-place income of \$12,095 per month est (including RUBS), translating to an attractive 6.43% cap rate and 10.68 GRM. With quality renovations already completed and stable cash flow in place, the asset offers both current income and long-term appreciation potential in one of Berkeley's most sought-after neighborhoods. All units have been fully remodeled and the property has undergone a completed seismic retrofit, along with upgrades to central heating, plumbing, and electrical systems. A new boiler further enhances operational efficiency and minimizes near-term capital expenditure concerns. Residents enjoy secure and well-maintained amenities, including coded gate and individual unit entry, on-site laundry facilities, bicycle storage, and a one-car garage.



Built in 1927

Essential Information

MLS® # 41123157

Price	\$1,550,000
Bedrooms	5
Bathrooms	4.00
Acres	0.09
Year Built	1927
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Jatin Mehta
Listing Office	Kite Hill Real Estate

Community Information

Address	1039 Channing Way
Subdivision	BERKELEY
City	Berkeley
County	Alameda
Zip Code	94710

Amenities

Parking Spaces	1
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Exterior

Exterior	Stucco
Construction	Stucco

Interior

Interior	Wood
Heating	Natural Gas
Cooling	See Remarks

Additional Information

Date Listed	February 5th, 2026
Days on Market	39
Short Sale	N
RE / Bank Owned	N

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