



Price Reduced
New Asking Price \$898,000
Submit All Offers

**AVISON
YOUNG**

For Sale - Flex, Office/Warehouse Condo
1116 Cadillac Court, Milpitas, CA
±2,273 Square Feet



**Get more
information**

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**AVISON
YOUNG**

Property Overview

Asking Price	\$898,000 \$950,000
Occupancy	Vacant
Building Condition	Excellent move-in condition
Building Type	Flex, Office / Warehouse Condo
Building Composition	60% Office/40% Warehouse
Building Size	±2,273 square feet
HOA	\$734/month (covers roof repair and maintenance, landscaping, and fire protection)
Parcel Number	225-7004
Zoning	Industrial/MP
Year Built	2007
Roll-Up Doors	Yes
Electric Meters	One
Gas in Building	Yes
Fire Sprinklers	Yes
Security System	Yes

Allowed Uses for Industrial/MP include by not limited to the following:

- General office
- Dental and medical uses
- Shipping and receiving
- Veterinarian
- Data Center
- Manufacturing
- Warehouse and distribution
- Catering





Investment Highlights

- Like new condition
- 20' ceiling in warehouse
- Fully sprinklered
- CAT 5 wiring
- Grade level loading
- 9' -10' drop ceiling height in the office area
- Office area - ±1,314 square feet
- Warehouse area - ±959 square feet



Asking Price
\$898,000



Building Size
±2,273 sf



Layout
±1,314 sf office
±959 sf warehouse



HOA
\$734/Mo



Parcel Map

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK **22** PAGE **57**

PHASE 1

CD.19343086

CADILLAC COURT				
UNIT	BLDG	FLR	APN	SITUS
1112	A	1	2	1112
1114	A	1,2	3	1114
1116	A	1,2	4	1116
1118	A	1,2	5	1118
1120	A	1,2	6	1120
1122	A	1,2	7	1122
1124	A	1	8	1124
1128	B	1	9	1128
1130	B	1,2	10	1130
1132	B	1,2	11	1132
1134	B	1,2	12	1134
1136	B	1,2	13	1136
1138	B	1,2	14	1138
1140	B	1	15	1140
1144	C	1,2	16	1144
1146	C	1,2	17	1146
1148	C	1,2	18	1148
1150	C	1,2	19	1150
1152	C	1,2	20	1152
1154	C	1,2	21	1154
1156	C	1,2	22	1156
1158	C	1,2	23	1158
FAIRVIEW WAY				
354	D	1	24	354
356	D	1	25	356
358	D	1	26	358
360	D	1	27	360
362	D	1	28	362
364	D	1,2	29	364
366	D	1,2	30	366
368	D	1,2	31	368
370	D	1,2	32	370
372	D	1,2	33	372
CADILLAC COURT				
1180	E	1	34	1180
1182	E	1	35	1182
1172	F	1	36	1172
1174	F	1	37	1174
1176	F	1	38	1176

PHASE 1 - CONT.

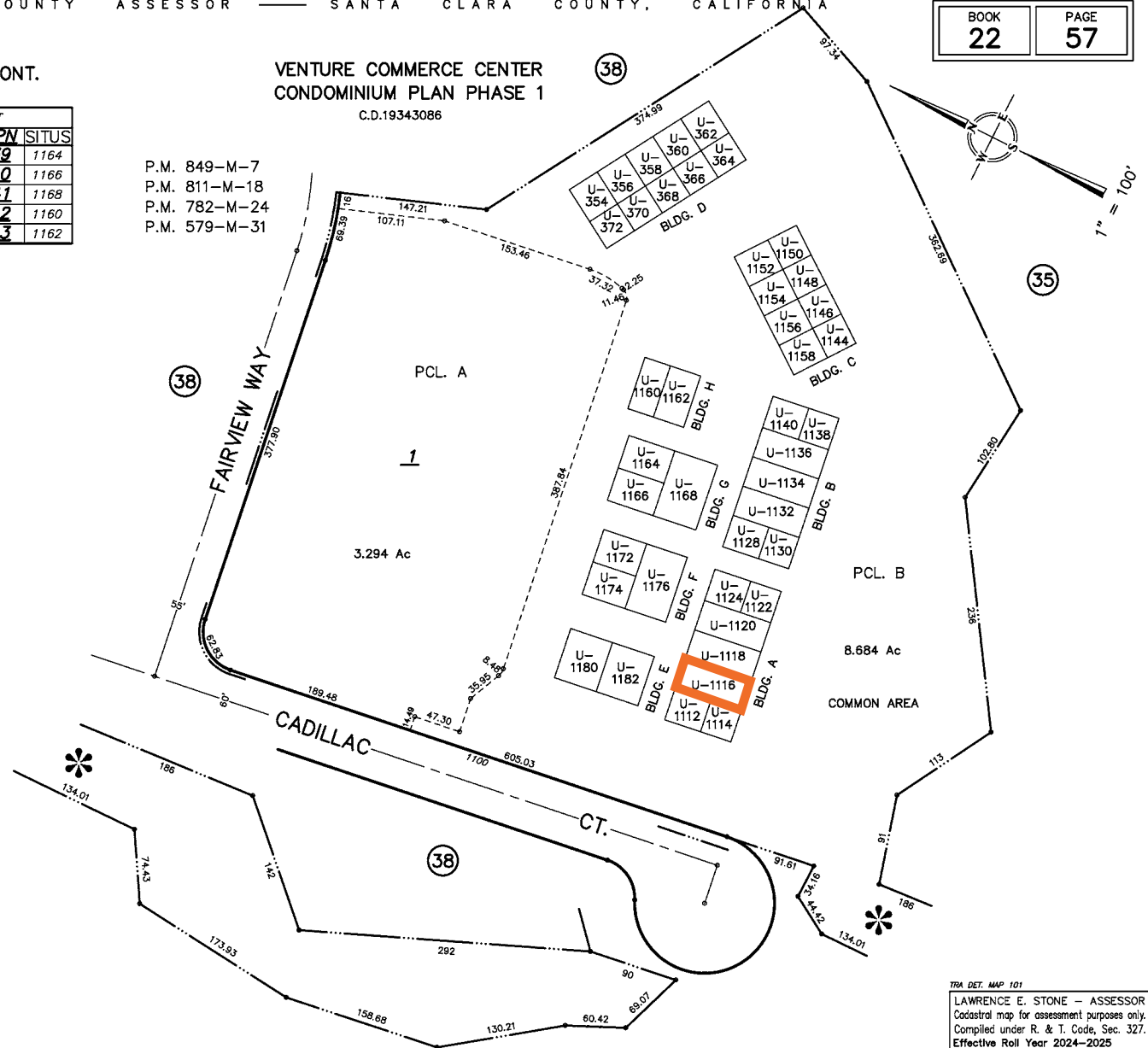
CD.19343086

CADILLAC COURT				
UNIT	BLDG	FLR	APN	SITUS
1164	G	1	39	1164
1166	G	1,2	40	1166
1168	G	1,2	41	1168
1160	H	1,2	42	1160
1162	H	1,2	43	1162

VENTURE COMMERCE CENTER CONDOMINIUM PLAN PHASE 1

C.D.19343086

P.M. 849-M-7
P.M. 811-M-18
P.M. 782-M-24
P.M. 579-M-31



TRA DET. MAP 101
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2024-2025

Confidentiality & Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Avison Young - Northern California ("Avison Young") as part of Avison Young's efforts to market for sale the property located at **1116 Cadillac Court, Milpitas, CA** (the "Property"). Avison Young is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Avison Young is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Avison Young also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Avison Young, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following:

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This Memorandum includes statements and estimates provided by or to Avison Young and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

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