



Will Knox | Restaurant Specialist | DRE 00551940

**theknoxcompany**  
restaurant real estate & concept development

**REDUCED PRICE TO SELL**  
NOW \$1,995,000



### PRIME COMMERCIAL OPPORTUNITY IN OJAI !

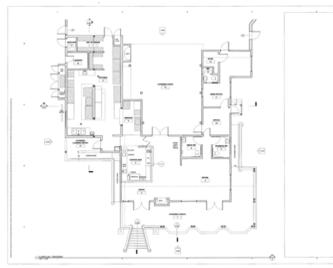
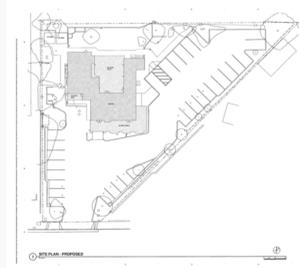
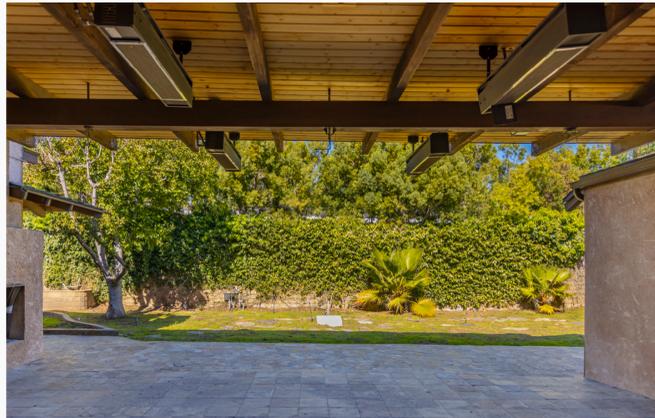
This exceptional midtown property, ideally situated between the renowned Ojai Valley Inn and the central business district, offers unmatched visibility and foot traffic. Formerly Suzanne's Cuisine, a beloved local landmark, this fixer-upper combines historic charm with limitless customizable potential.



- Rare parking lot with 30 spaces
- Ideal for a restaurant, boutique, wellness center, gallery, or any creative venture
- Thriving tourism industry ensures steady foot traffic and strong investment potential
- Exceptionally priced for Reimagining
- Highly motivated seller
- ABC #47 available approximately 2300 s.f interior—expandable
- Plans available but not permitted

This rehab property is a rare gem in one of California's most charming destinations. Whether you're looking to revive a historic space or create something entirely new, this property offers endless possibilities.

Don't miss your chance to own a piece of Ojai's vibrant future—priced to sell and ready for your vision! Act now to secure this unique business opportunity in Ojai.



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