



# FOR SALE OR LEASE

## Standalone Ind/Office Building and SFR

### 432-438 Auzerais Avenue, San Jose



- **Building Size: 2,100 SF (vacant)**
  - 100% HVAC and insulated
- **SFR Size: 1,400 SF (2bd/1ba) (m2m)**
- **Lot Size: +/-10,500 sf**
- **APN: 264-25-098**
- **Private office/Reception**
- **Mezzanine in Warehouse**
- **Easy access to 87/280/Light Rail**
- **Walking distance to Downtown San Jose**
- **3 Roll Up Doors**
- **Within ½ mile to Google Campus**
- **Fenced Yard**
- **Adjacent 1,400 sf House month to month (DO NOT DISTURB TENANT IN HOUSE)**
- **Zoning: R-2 (GP: Residential Neighborhood)**
- **Asking \$1,800,000**

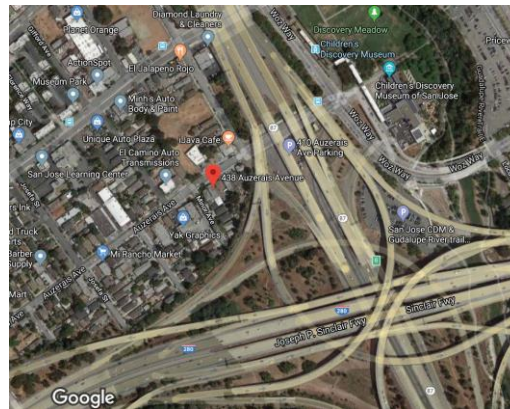
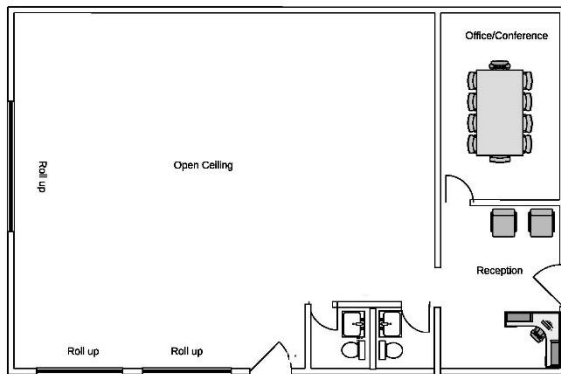
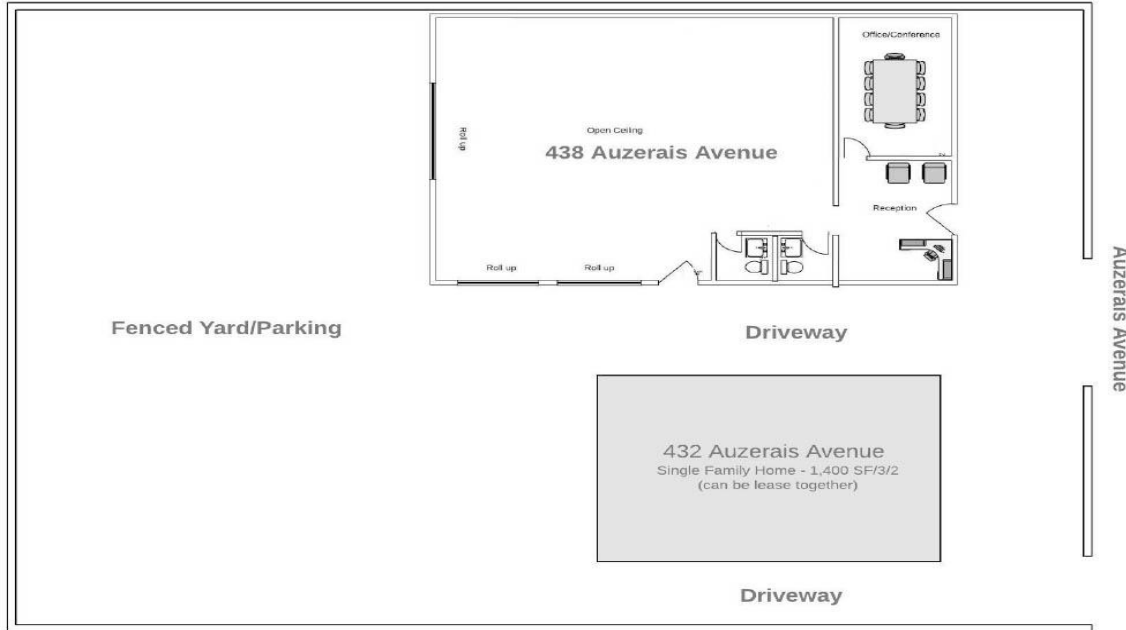
**Kevin Peixoto**  
KPA Commercial, Inc.  
408-557-0167  
kevin@kpacommercial.com  
www.kpacommercial.com  
90 Railway Avenue  
Campbell, CA 95008



# FOR SALE OR LEASE

## Standalone Ind/Office Building and SFR

### 432-438 Auzerais Avenue, San Jose



**Kevin Peixoto**  
**KPA Commercial, Inc.**  
**408-557-0167**  
**kevin@kpacommercial.com**  
**www.kpacommercial.com**  
**90 Railway Avenue**  
**Campbell, CA 95008**