RARE ±1,500 SF INDUSTRIAL BUILDING FOR SALE

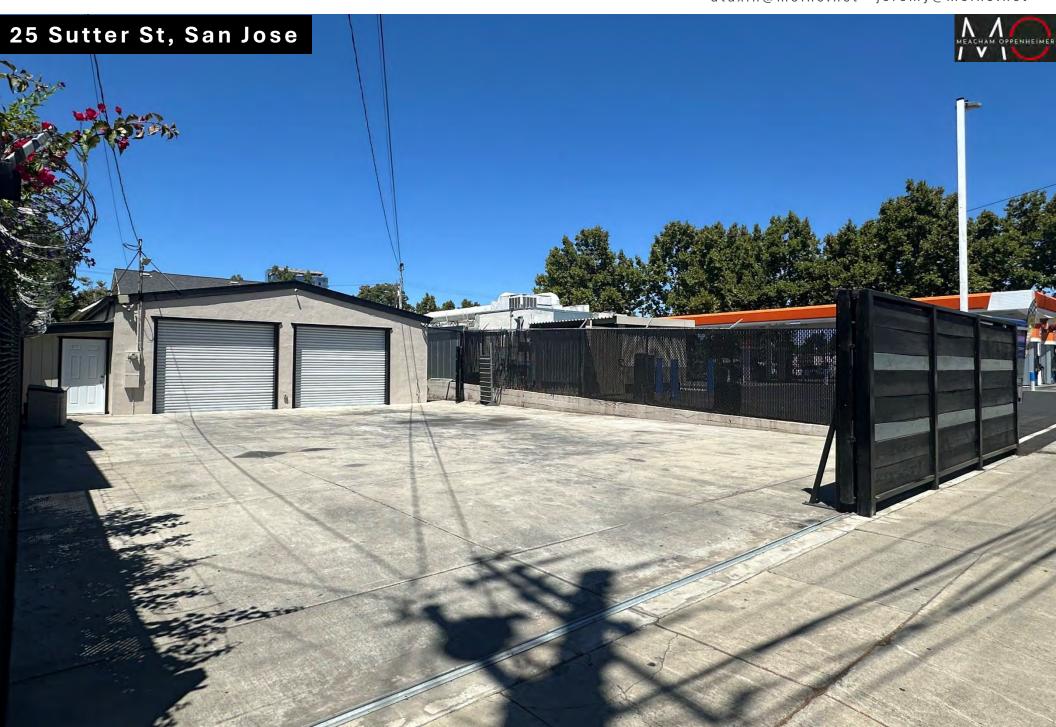
Newly Renovated | 2 Roll Up Doors | Large Gated Yard

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OFFERING PRICE: \$895,000 **BUILDING AREA:** ± 1,500 SF

Property Type: Industrial Warehouse LAND AREA: + 4,356 SF

YEAR BUILT/RENOVATED: 1954/2022 PARCEL NUMBER (APN): 264-36-104

ZONING: RM - Multiple Residence District **GENERAL PLAN:** RN - Residential Neighborhood

RARE 1,500 SF INDUSTRIAL BUILDING FOR SALE

NEWLY RENOVATED BUILDING WITH 2 ROLL UP DOORS AND A LARGE GATED YARD

- Rare owner user opportunity to acquire a ±1,500 square foot industrial warehouse building.
- The property will be delivered vacant at close of escrow.
- 2 Roll Up Doors
- Large Gated Front Yard Space.
- 10-12 Foot Clear Height
- Fully renovated building.
- Located near the corner of 1st Street and Sutter Street, minutes from Downtown San Jose.

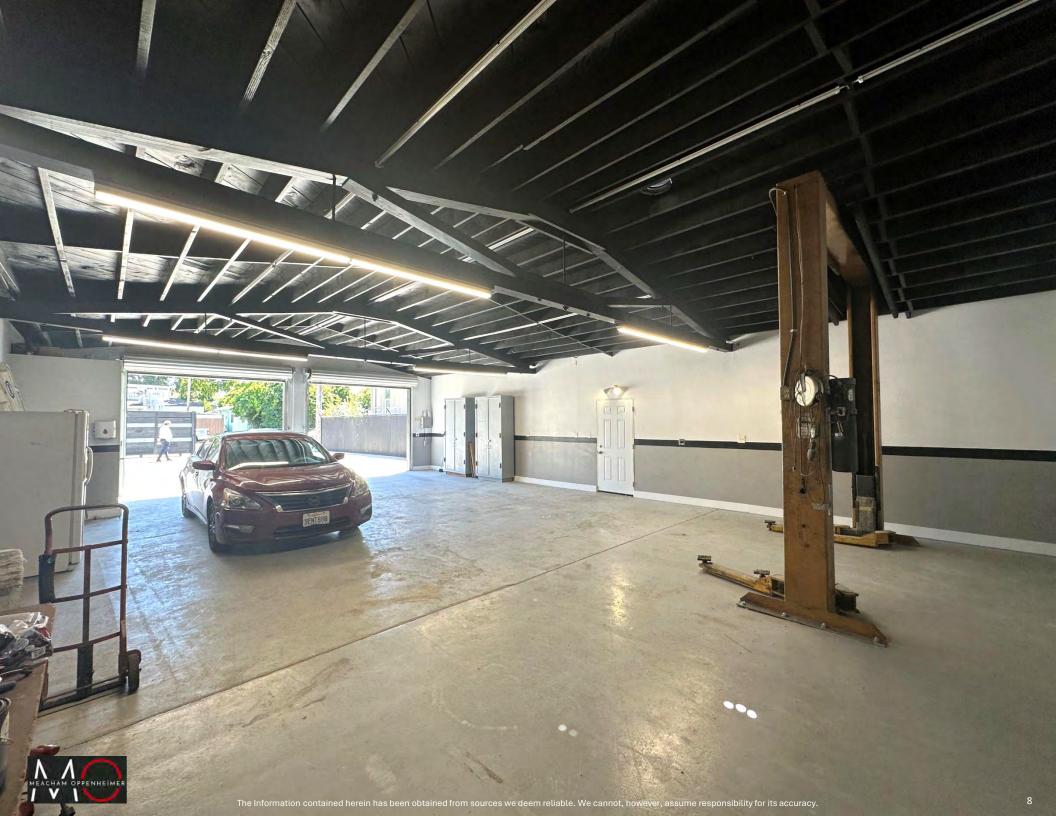


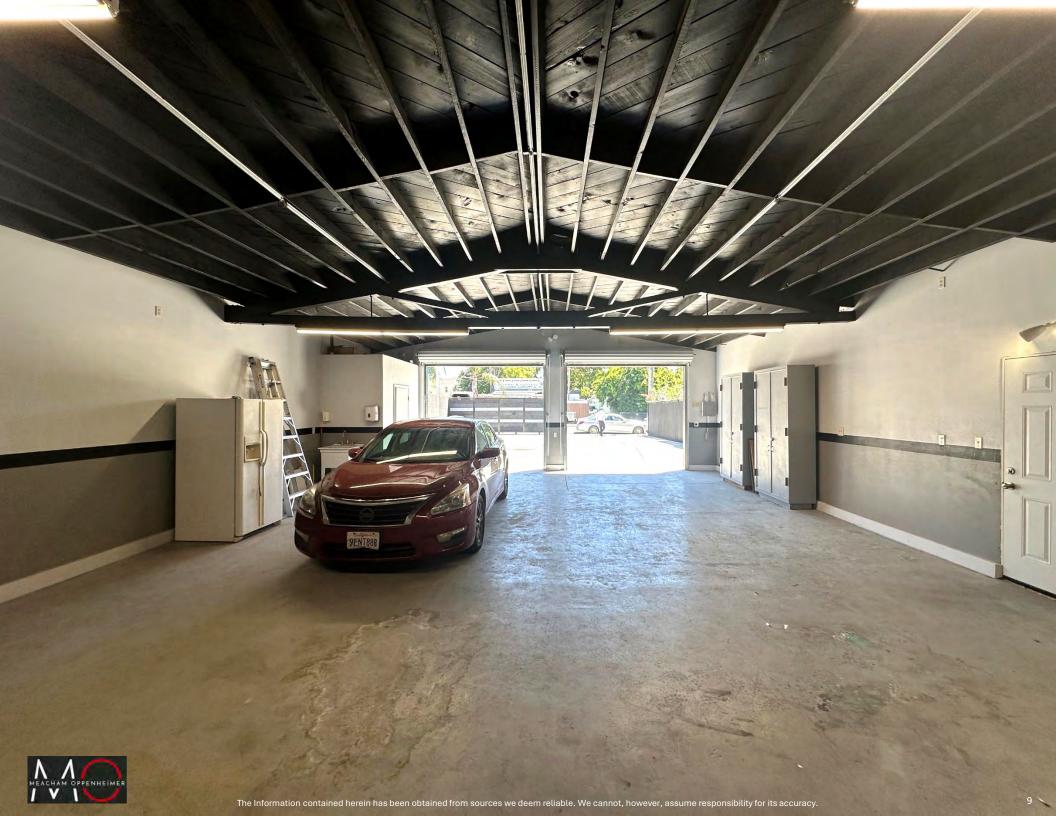






















2024 SUMMARY	1-MILE	5-MILE	10-MILE
Population	41,212	682,316	1,493,333
Households	13,118	219,546	497,750
Average Household Size	2.7	3	2.9
Owner Occupied Housing Units	3,696	104,484	269,868
Renter Occupied Housing Units	9,002	106,706	208,177
Median Age	34.2	37.4	38.8
Median Household Income	\$82,913	\$113,072	\$141,599
Average Household Income	\$116,469	\$144,506	\$168,238



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