



TWO STORY COMMERCIAL BUILDING WITH FENCED LOT FOR SALE

2605 S El Camino Real
San Clemente

4,398 SF freestanding two story building on 7,120 sf parcel

EXCLUSIVE FENCED PARKING LOT with 10 spaces

FREEWAY VISIBLE SIGNAGE adjacent to the 5 freeway with 150,955 cars passing per day

MIXED USE ZONING allows neighborhood-serving commercial or residential uses

INDUSTRIAL / ASSEMBLY use possible, building originally had two roll-up loading doors

BEAUTIFUL OCEAN VIEWS

OCCUPIED contact Jim to tour virtual tour at WynneCRE.com

JIM WYNNE

949-374-2052

jim@wynnecre.com

License 01242705

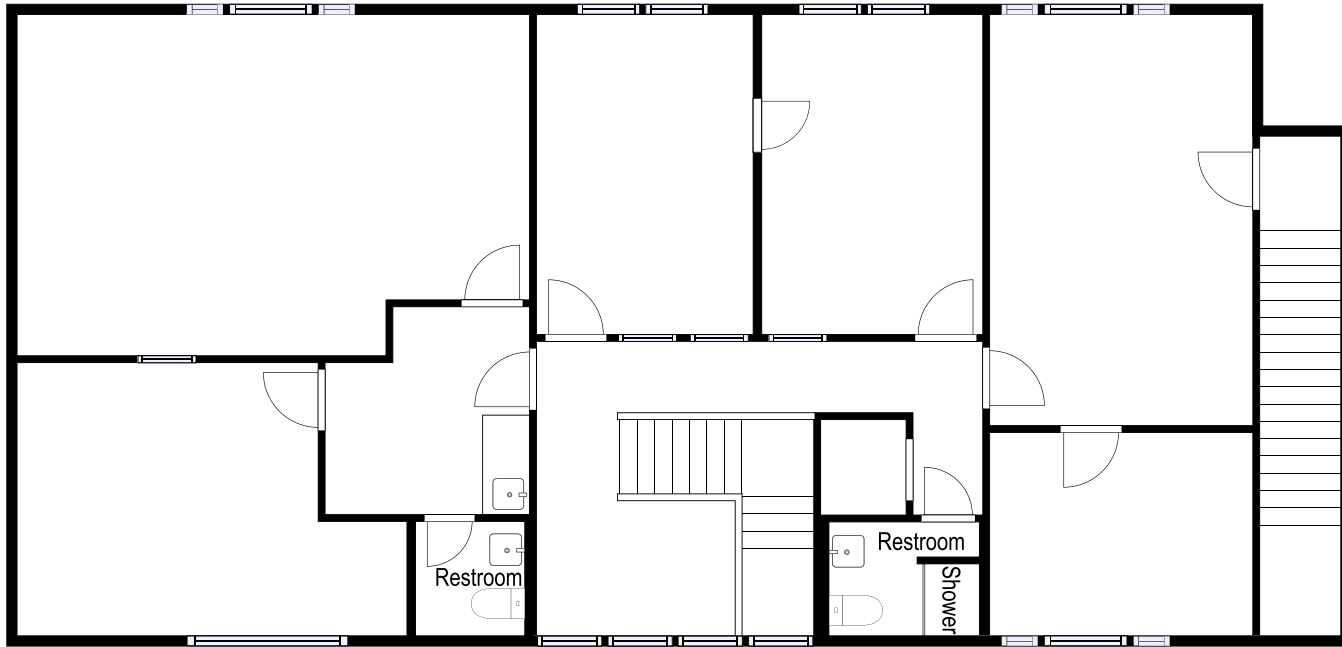
WynneCRE.com



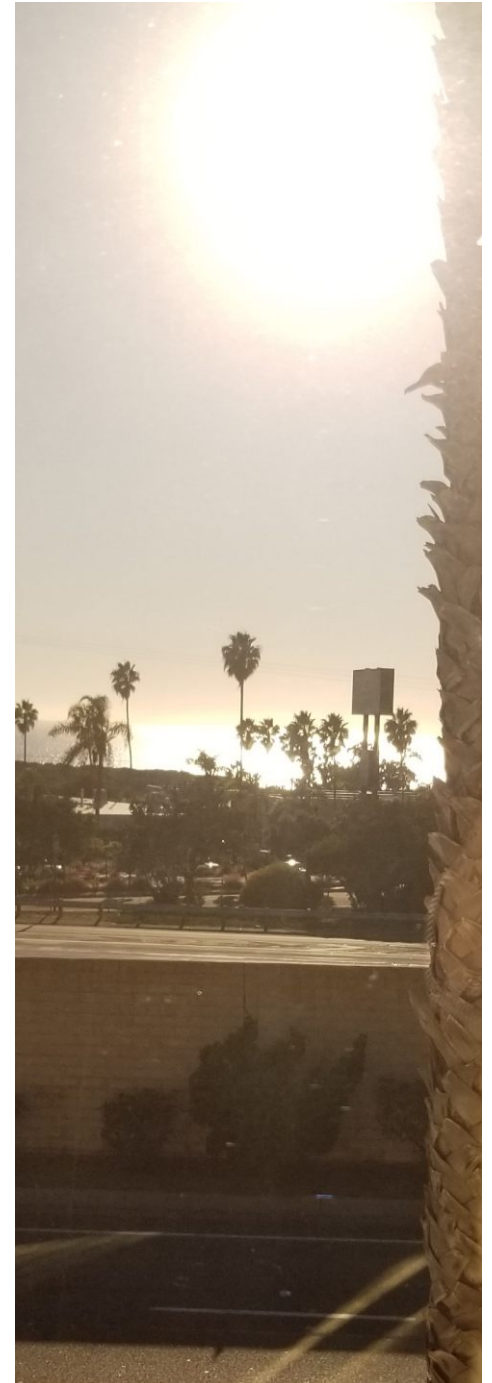
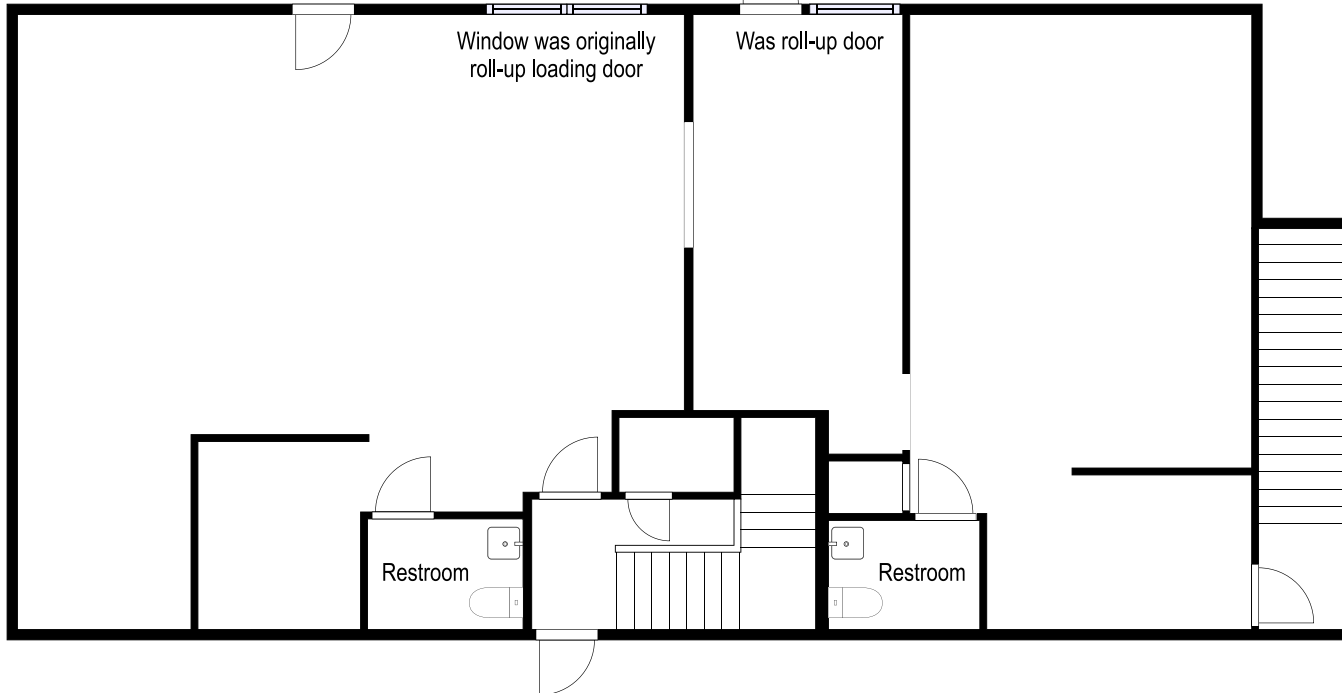




2ND FLOOR



1ST FLOOR



Approximate floor plan shown. The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. A prospective buyer should conduct an independent investigation and verification of all matters deemed to be material. Consult your attorney, accountant, or other professional advisor.



JIM WYNNE
949-374-2052
jim@wynnecre.com
License 01242705

2605 S El Camino Real
San Clemente
WYNNECRE.COM