

Development Opportunity Near Soquel Village.

2745 PORTER ST SOQUEL CA 95073



This classic Spanish Revival "Hollywood Bungalow" is situated directly across from Soquel Elementary. Sale includes approximately \$66,000 in pre-development investment and engineered plans currently in the final stages of the discretionary permit process. This project is positioned for a buyer or developer to complete minor remaining items and proceed to a public hearing for final entitlements. Property features a 952 SF main office building plus a detached 400 SF storage/flex building and a 20x50 parking easement at the rear to maximize usable area. Existing sub-tenant income helps offset carry costs during the final permitting phase. All occupancy is month-to-month, providing maximum flexibility for an owner-user or developer. Walking distance to Soquel Village shops and restaurants. Buyer to verify all development status with the County.

OFFERED FOR \$725,000

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