

FOR SALE - OFFICE/RETAIL - POSSIBLY LIVE-WORK

2661 Reynard Way, San Diego, CA 92103



**BERKSHIRE
HATHAWAY** | California Properties
HomeServices | Commercial Division



**Rare
Office—Retail**

**Offer at
\$1,350,000**

**Close to All:
Little Italy, Mission Hills,
Bankers Hill, Downtown San
Diego & Bay, Airport.**

- +/- 1,973 Square Feet
- 1-2+ Tandem Car Garage
- Large Storage @ Garage
- Built-in Office Desks @ Garage
- 2-3 Outside Parking Spaces
- Contemporary Architecture
- 3 Offices
- 1 Lobby
- 1 Open Work Space
- Bathroom & Shower
- Kitchenette (expandable to Kitchen)
- Possible Seller Financing



Gary Losey
P: 760.331.7057
gary@loseygroup.com
Lic #01712147

Offering Memorandum

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

**Berkshire Hathaway HomeServices CA Properties
Commercial Division**
5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008

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- **Offered:** **\$1,350,000**
- **Total:** **+/- 1,973 Square Feet**

- **Front Building:** +/- 1,408 Square Feet
- **Garage/Storage:** +/- 565 Square Feet
- **Lot:** +/- 3,208 Square Feet
- **APN:** 452-671-33-00
- **Built:** 1965
- **Renovated:** 2003
- **Permits:** Repair & Replace (None)
- **Zoning "CC-3-4"** Commercial-Community Zone
- **Services, Retail, Limited Industrial**
- **HVAC:** Mini Split
- **Offices/Rooms:** 3
- **Lobby:** 1
- **Open Work Area:** 1
- **Bathroom:** 1 w/Shower
- **Kitchenette:** 1 (Easily Expand to Kitchen)
- **HVAC:** Mini Split
- **Garage:** 1-2+ Tandem
- **Garage Office:** Built-In Desk Area
- **Storage:** Garage
- **Parking:** 2-3 Outside
- **Landscaping:** Automatic Sprinklers

- **Possible Seller Financing**



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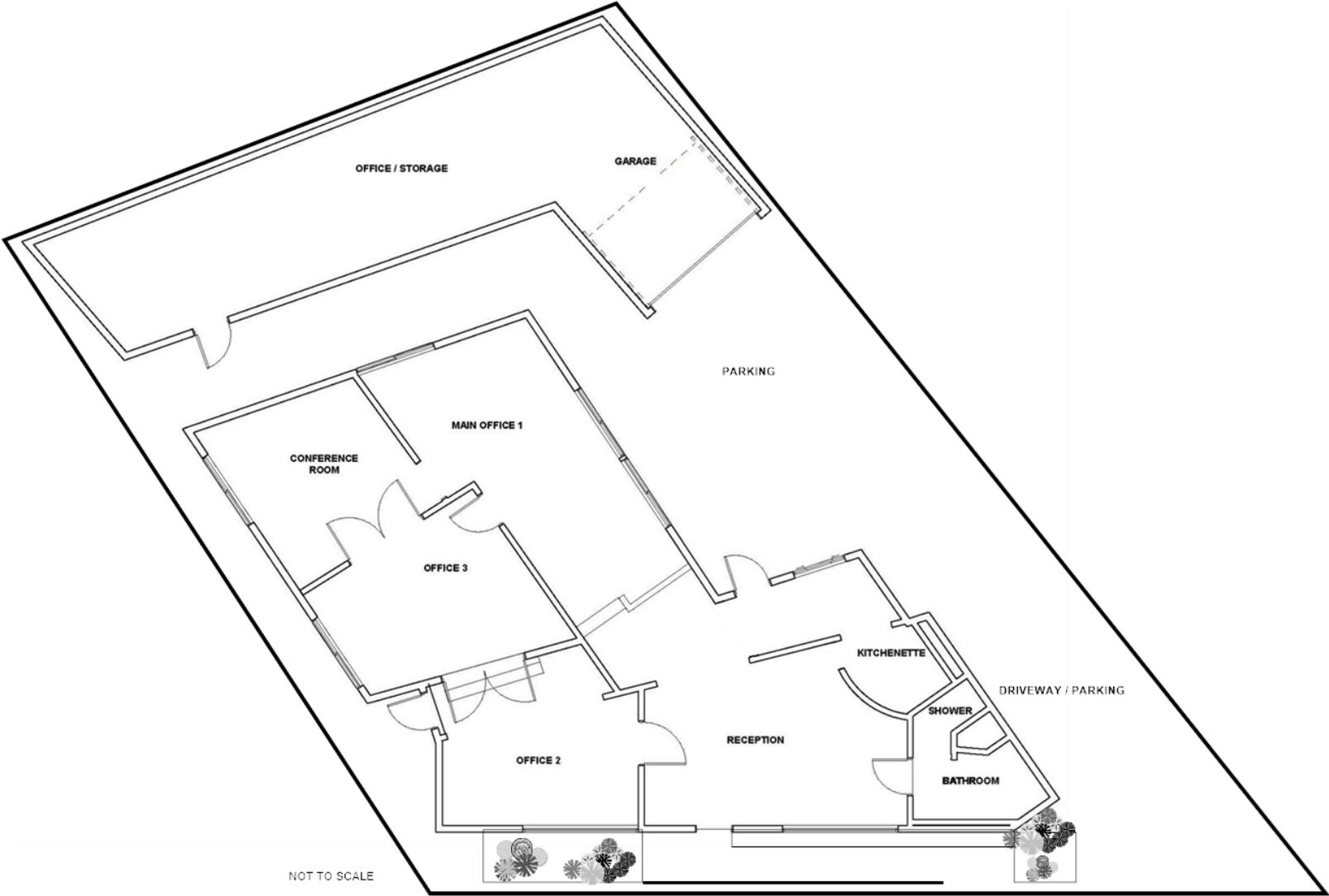
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FLOOR PLAN



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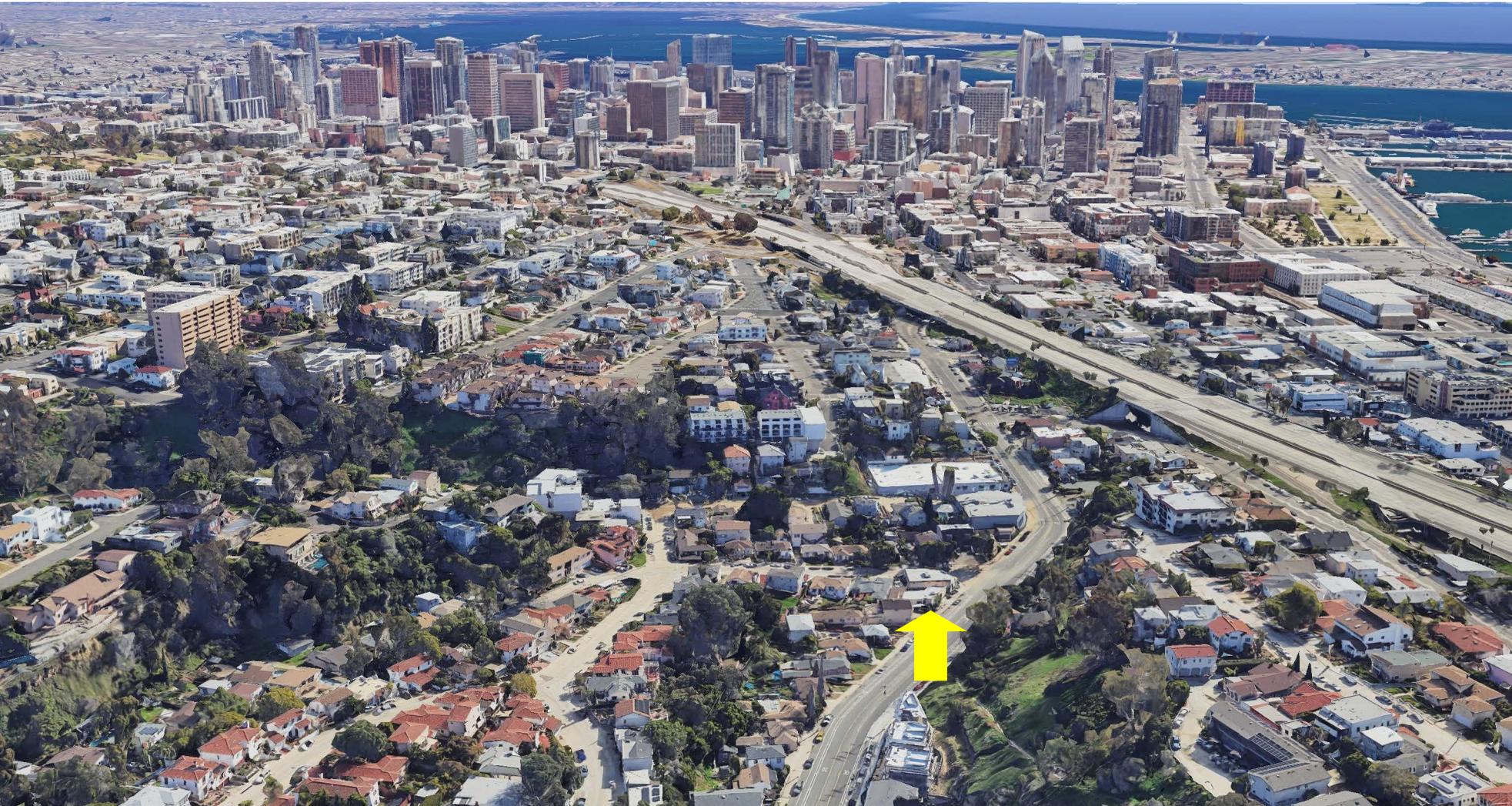
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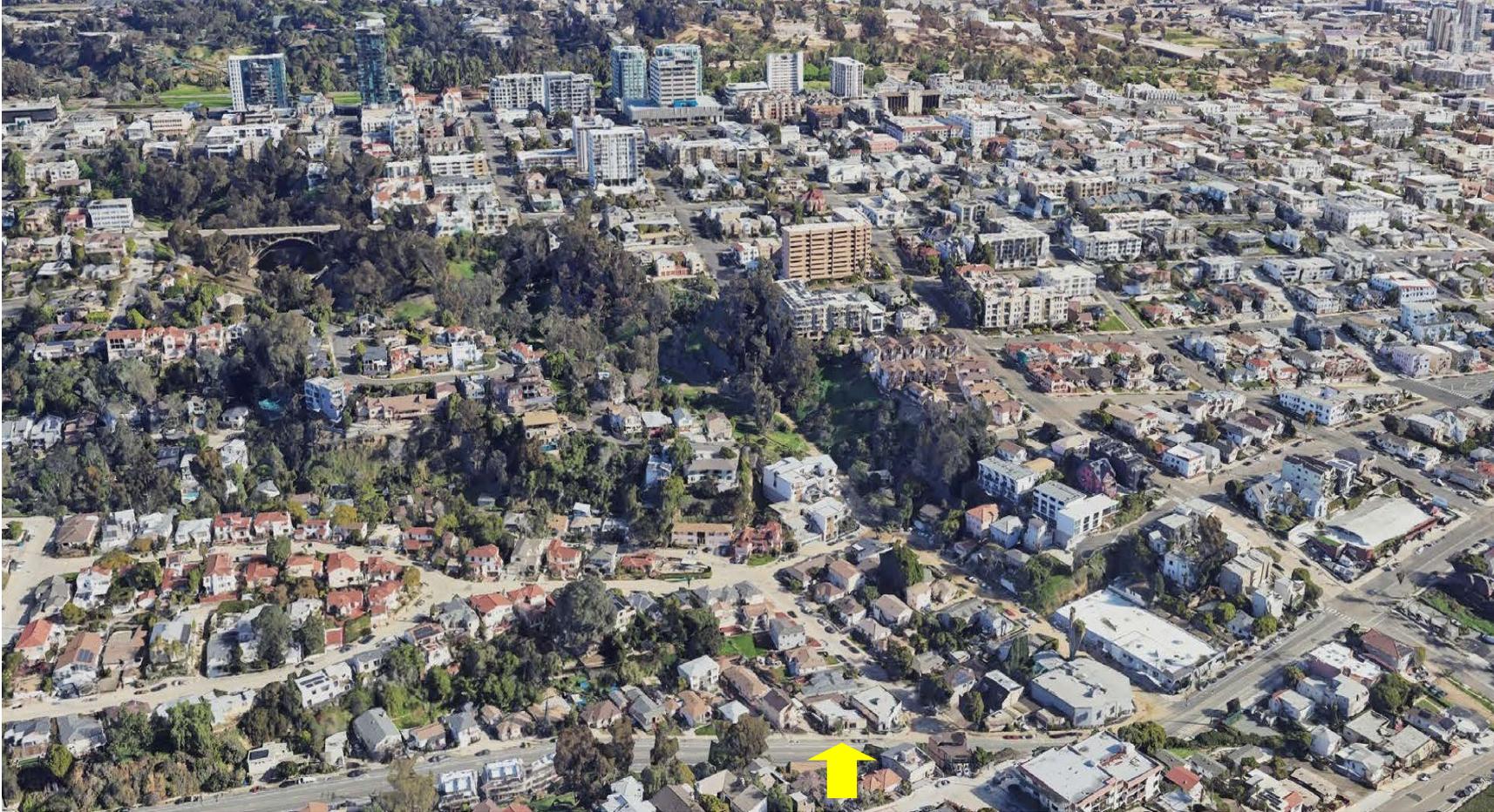
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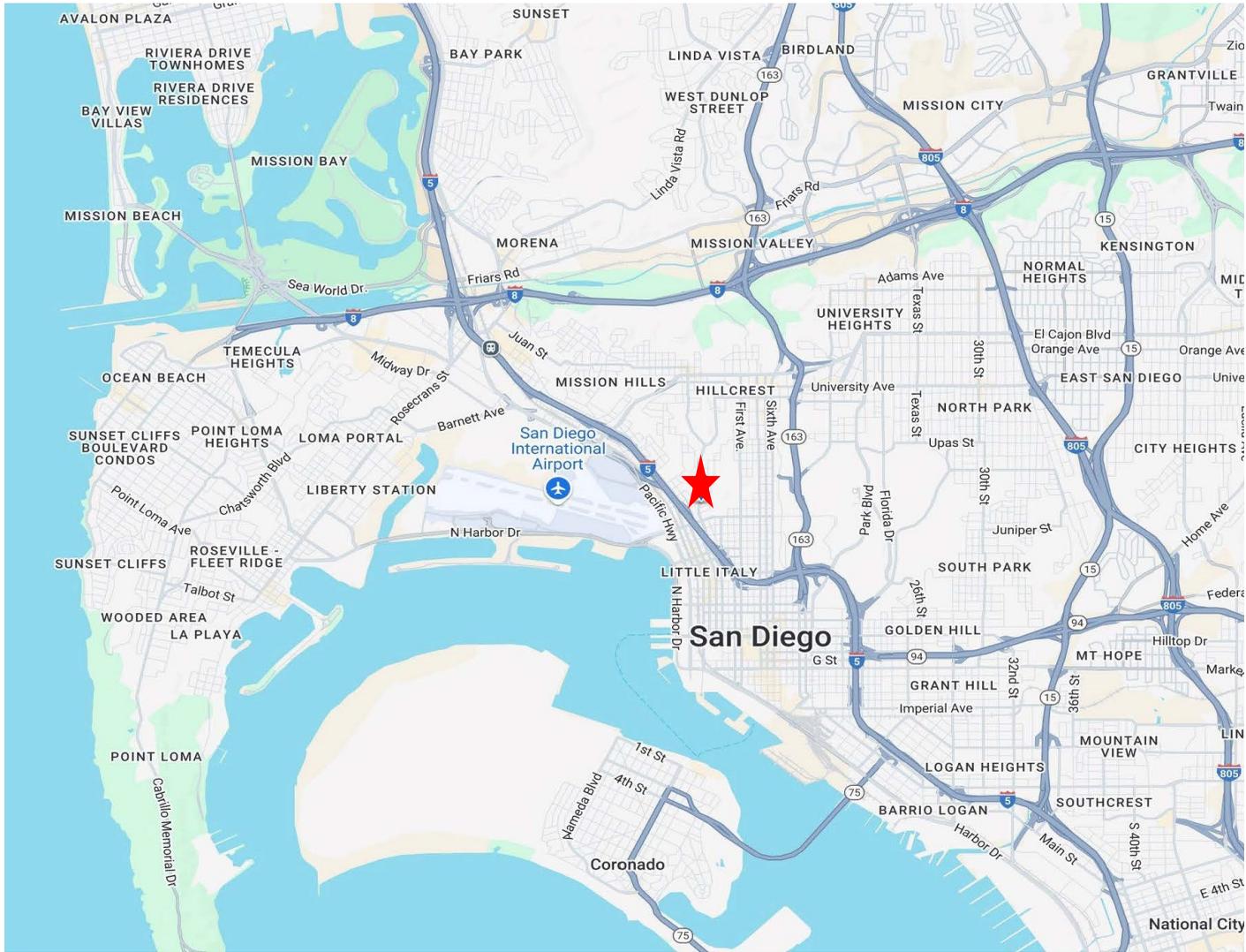
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