



SCHACKER REALTY

Exclusive Listing

## Investment-Office/R&D Property For Sale

### 311 Woods Ave, Oceanside



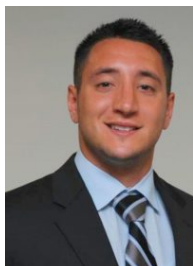
#### Specifications:

**Building Size:** 8,374 sq. ft.  
**Lot Size:** 0.18 Acres  
**Loading:** 1 Drive-in(s)  
**Power:** 200 amps  
**A/C:** Full A/C  
**Sewers:** Yes

#### Pricing and Timing:

**Occupancy:** Immediately  
**Sale Price:** \$1,699,000  
(\$202.89/sq. ft.)  
**Taxes:** \$53,774.00  
(\$6.42/sq. ft.)

Rare opportunity to own a fully leased high-performing mixed-use building in prime Oceanside with an 8% cap rate and NOI of \$137,817 • Features 3 residential units and 2 commercial spaces generating strong diversified income • Offers value-add potential through rent increases or upgrades • Motivated seller priced to move • Ideal for 1031 exchange buyers or investors seeking stable cash flow and upside in a high-demand location



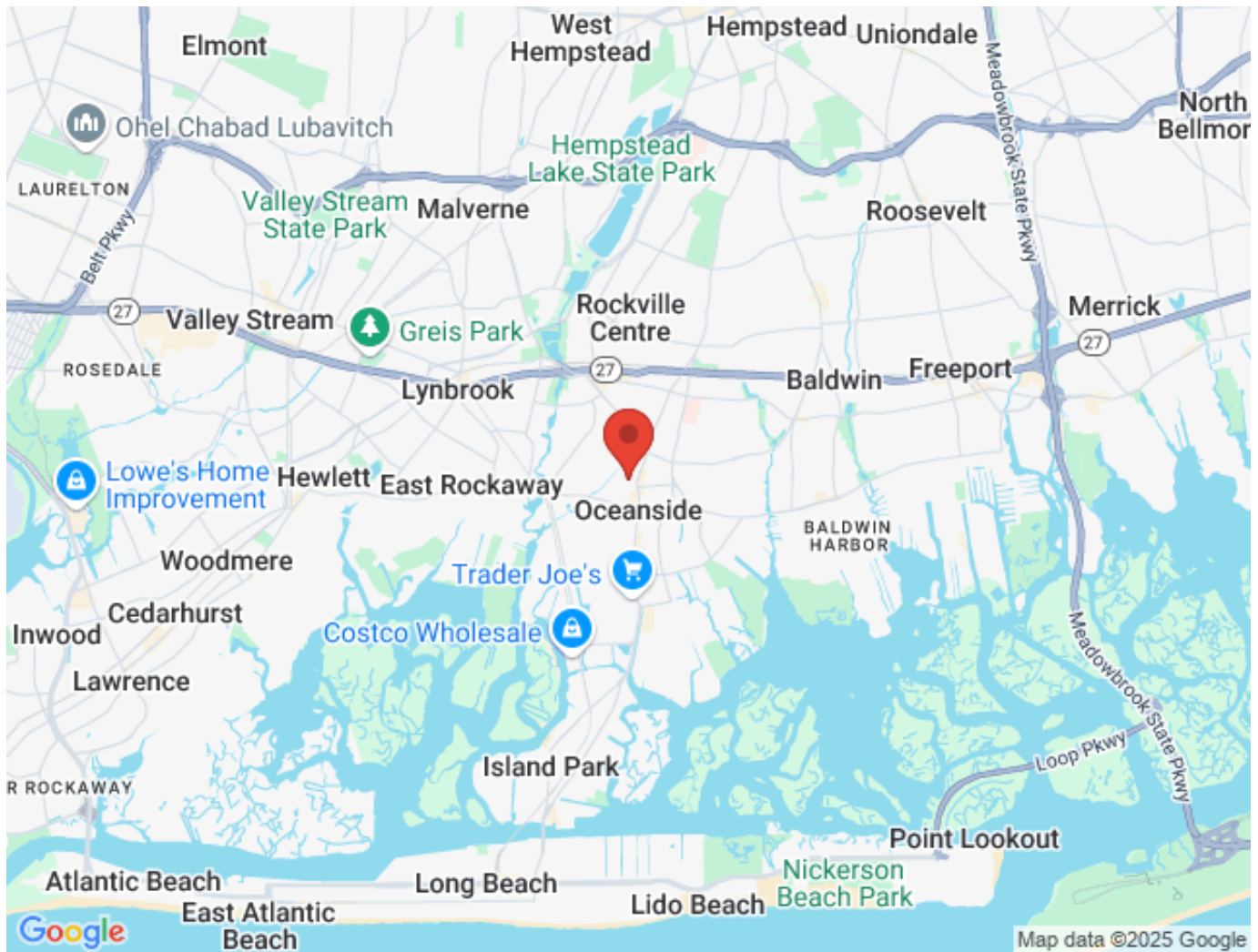
**For more information please contact:**  
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All information is subject to errors, omissions, modification, and withdrawal.  
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