



PROPERTY DESCRIPTION

A highly-improved industrial condominium with three private offices, a bull-pen, break area w/ kitchenette, reception, conference room with acoustic wall panelling, two restrooms, and warehouse with electric garage door. Association fee is currently \$314.00 per month. Available for an owner-user to occupy by February 2025. Zoned MPD. APN: 084-0-150-185

In 2020 the following improvements were completed:

New electrical panel and wiring throughout the building | New insulation on upstairs office and downstairs fur-out walls with new electrical and data and insulation | New underground plumbing | New restrooms | Electric garage door opener | New store front door & new exterior rear door | Concrete polishing on the first floor | New fire sprinklers & alarm system | New HVAC

CONTACT INFORMATION

To find out more, or setup a tour, please contact:

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CA DRE #01213236

OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	1
Building Size:	3,022 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	26	1,428
Total Population	35	62	3,801
Average HH Income	\$85,349	\$85,351	\$89,594

2368 EASTMAN AVENUE, UNIT 18



LOCATION OVERVIEW

Ideally located in Ventura's industrial district with excellent access to the 101 Freeway and 126 Highway. Numerous amenities close by including restaurants, shopping centers and financial institutions.

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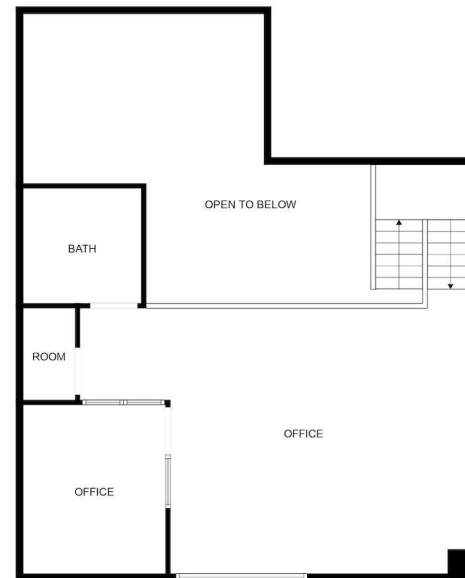
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FLOOR 1



FLOOR 2

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