

Classic Art Deco Commercial Building

14 East lake Ave, Watsonville CA 95076



Great opportunity for either an investor or owner/operator here: A classic building in the heart of Watsonville's Central Business District with high vehicle and pedestrian traffic counts, plus convenient access to a public parking lot for customers and employees alike. The owner has invested an estimated \$120K- \$140K worth of TI's, repairs, and capital improvements into the building. Under a short-range plan, you can repurpose the existing building for a broad range of uses ranging from a coffeehouse to a brewery to retail and offices space. Or go big out of the gates with a long-range plan to capitalize on the new density bonus programs and go vertical for a mixed-use development with commercial use at street level and up to 5 stories of residential units above. Possibilities for the future abound!

OFFERED FOR \$699,000

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Details

- APN: 017-022-47
- Property Type: Retail
- Sub Type: Storefront
- Square Footage: 4,225
- Units : 1
- Cap Rate: 5.30%
- Tenancy: Vacant
- Lease Type: Gross
- Price per SqFt: \$165.44
- Class: C
- Year Built: 1948
- Buildings: 1
- Zoning: CCA



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