

*J.B. Parrish, Inc.*

**1066 41<sup>st</sup> Ave #105**  
(SUITE #105 HIGHLIGHTED)



**FUTURE RAIL  
TRAIL**

**FOR SALE**  
**COMMERICAL CONDOMINIUM**  
**41<sup>ST</sup> AVE - ADJACENT TO RAIL TRAIL**

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## EXCLUSIVELY LISTED BY

Carol Lezin | DRE #00878937  
831-247-2610

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**JR Parrish, Inc.**  
**Commerical Real Estate**

*JR Parrish, Inc.*



## EXECUTIVE SUMMARY

1066 41st Ave #105

APN: 034-711-01

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## LISTING PRICE

\$685,000

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BUILDING  
+/- 900 SF



PARCEL SIZE  
+/- 900 SF



ZONING  
PD

## PROPERTY DESCRIPTION

Currently improved and ready to reopen as a retail take-out food and to-go juice bar.

Awesome location adjacent to the future Rail Trail, with outdoor seating and plenty of parking.

Convert to an office for a trendy small office located on the Rail Trail.

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## ADDITIONAL FEATURES

- Tons of Onsite Parking
- Ceiling Height of 10<sup>FT</sup>
- Polished Concrete Flooring
- Zoned PD/planned Development
- Vacant and Ready to Occupy

1066 41<sup>ST</sup> AVE

## PROPERTY DETAILS

APN 034-711-01

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Address 1066 41<sup>st</sup> Ave #105

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County Santa Cruz

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Market Bay Area

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SubMarket Santa Cruz County

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Building Size +/- 900 SF

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Land Acres +/- 900 SF

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Ownership Type Fee Simple

## PROPERTY FEATURES

Number of Parcels 1

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Zoning Type P D

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Number of Stories 1

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Parking Ratio 19 Shared

## FINANCIAL SUMMARY

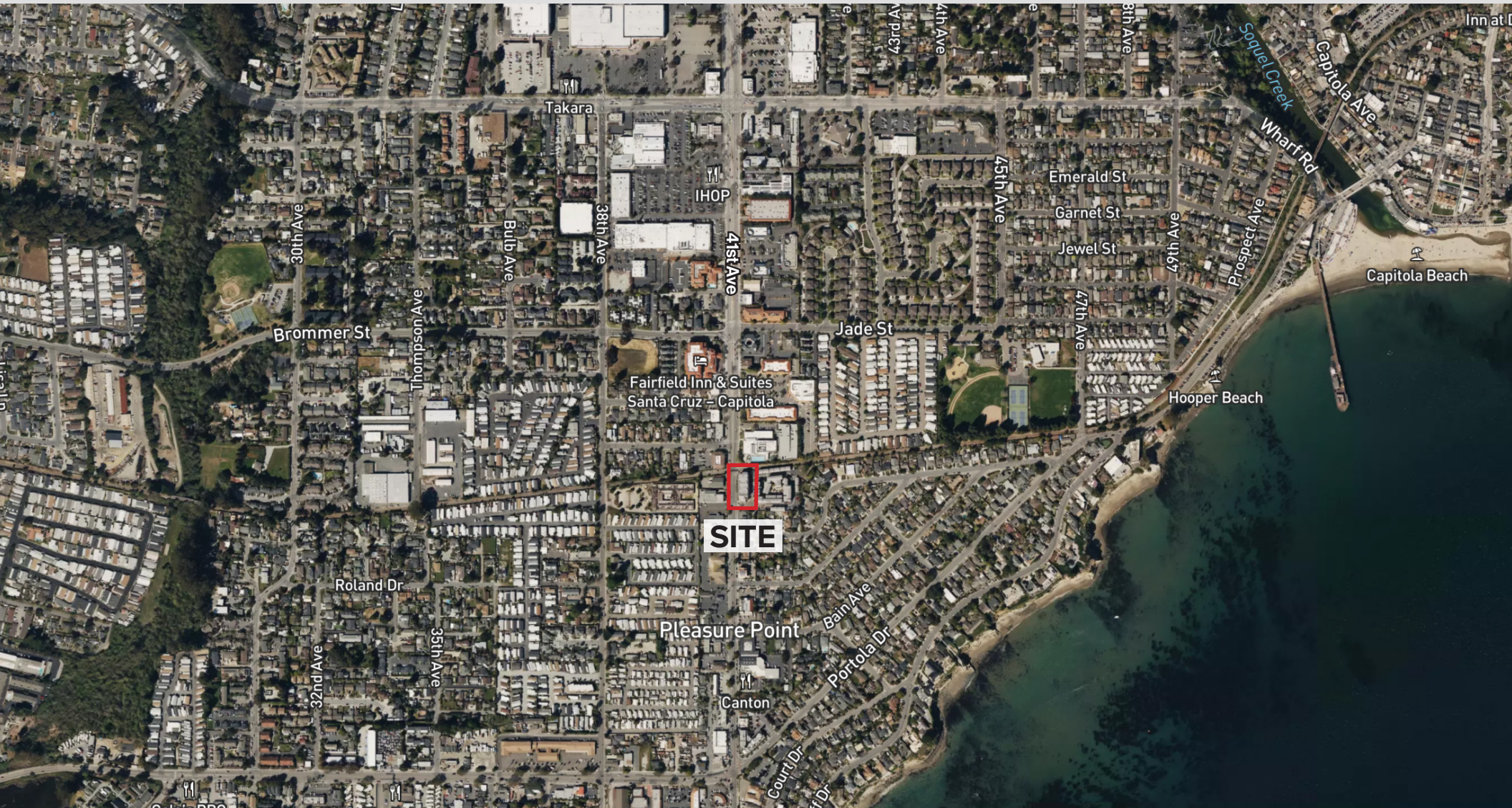
Offering Price \$685,000

1066 41<sup>ST</sup> AVE

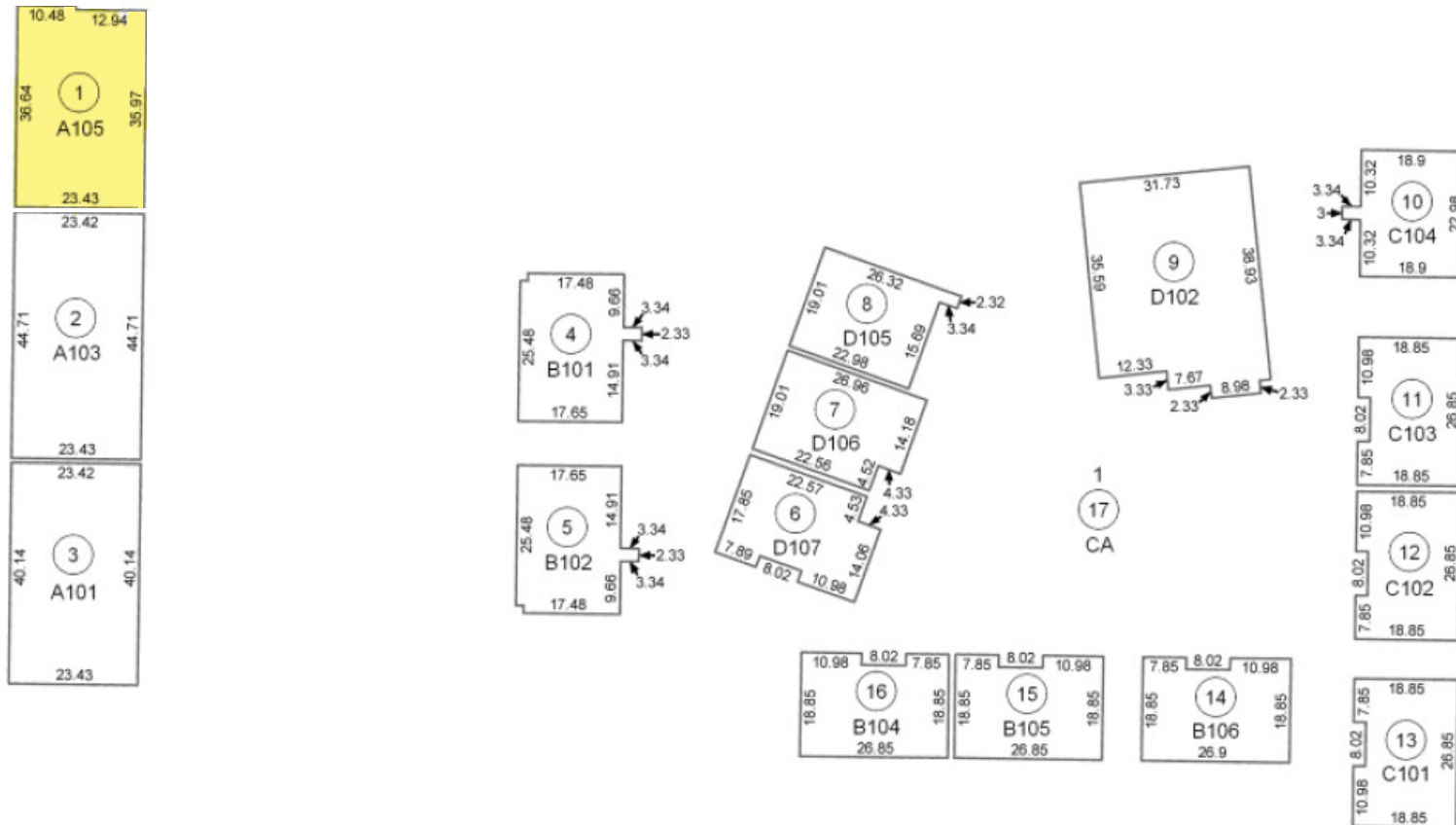
EXTERIOR PHOTO



# LOCATION MAP



# SITE PLAN



# DISCLAIMER

JR Parrish, Inc (JRP) hereby advises all prospective purchasers of property as follows:

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## EXCLUSIVELY LISTED BY

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Carol Lezin | DRE #00878937  
831-247-2610

The logo for J.R. Parrish, Inc. is written in a stylized, cursive script. The letters are black and have a fluid, handwritten appearance. The 'J' and 'R' are particularly large and prominent, with the 'Parrish, Inc.' following in a smaller, similar script.