

FOR SALE - OFFICE / RETAIL / MEDICAL / PLUS

2661 Reynard Way, San Diego, CA 92103



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



**Rare
Office—Retail**

**Offer at
\$1,195,000**

**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)
- Well Maintained



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

Offering Memorandum

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**Berkshire Hathaway HomeServices CA Properties
Commercial Division**
5973 Avenida Encinas, Suite 120
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- **Offered:** **\$1,195,000**
- **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



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FLOOR PLAN



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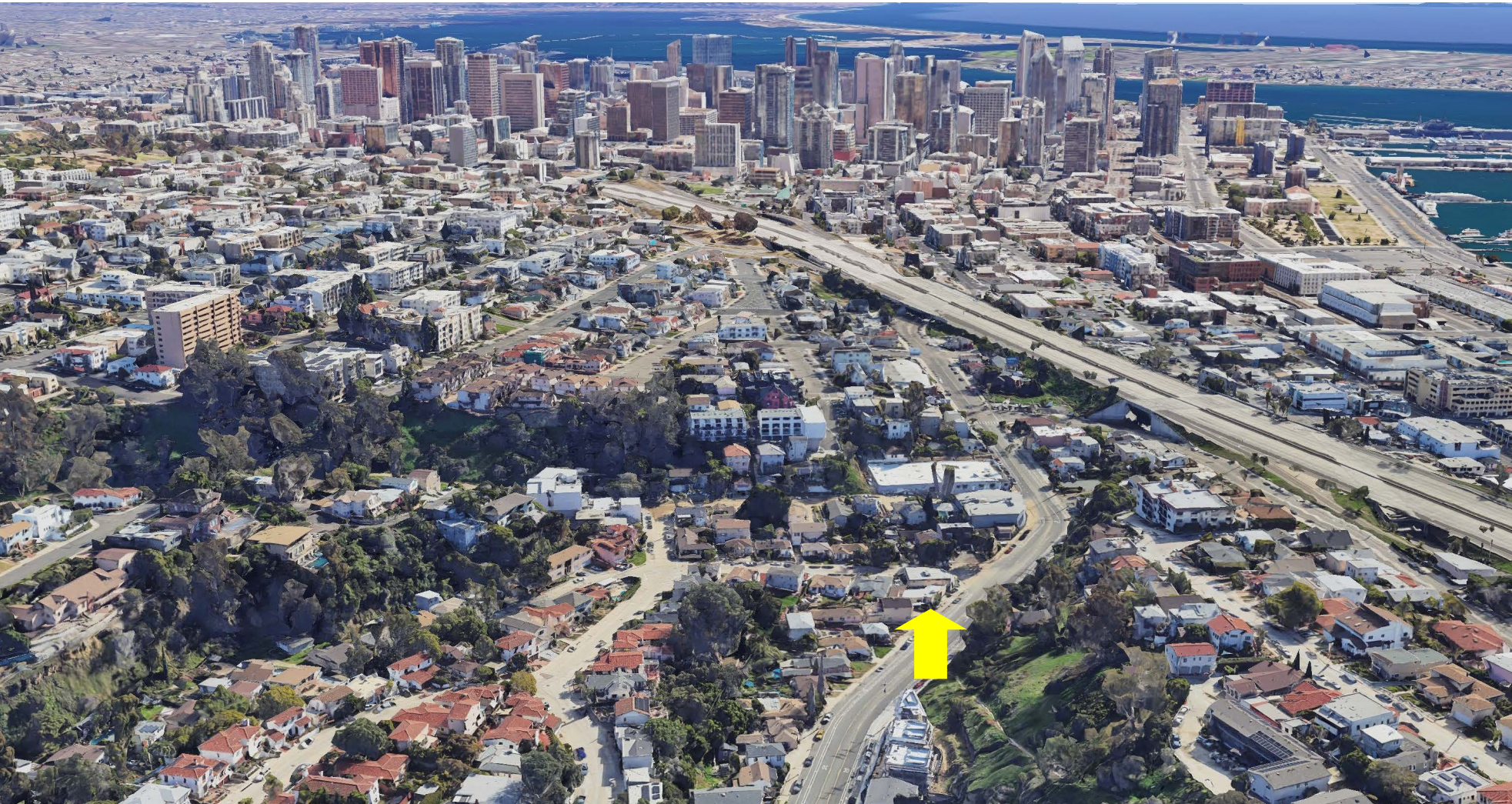
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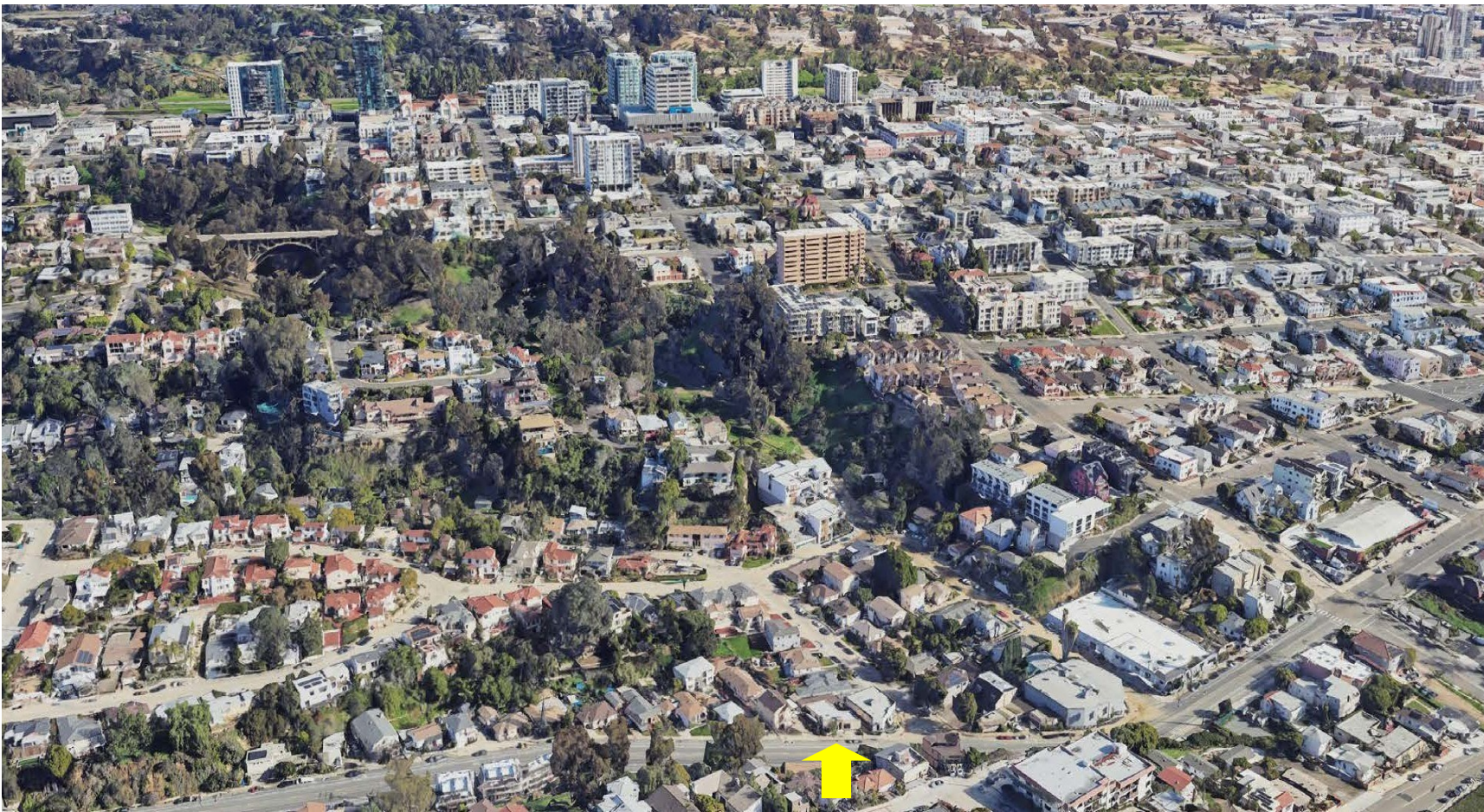
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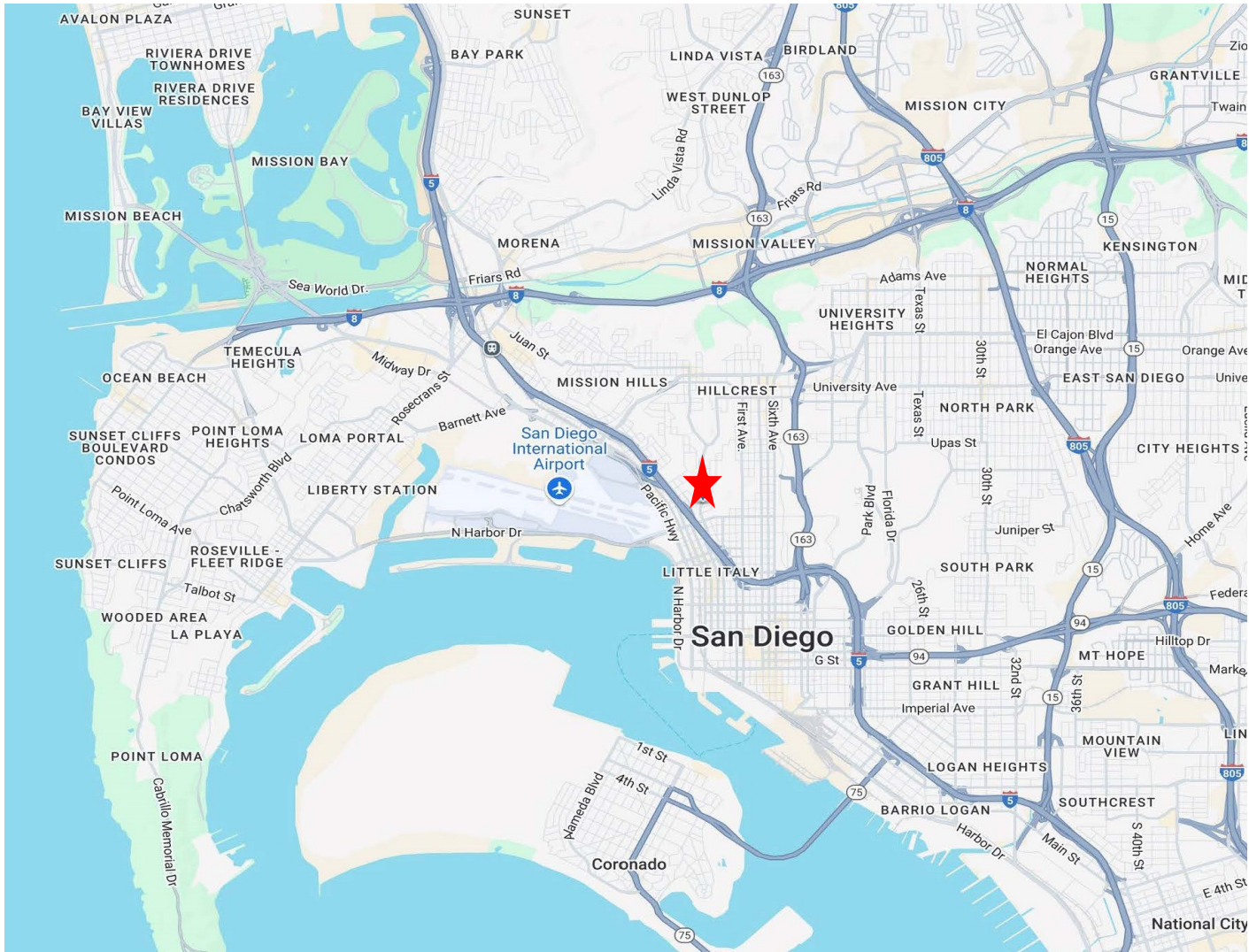
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