

# 401 Ingalls

# Owner User Opportunity

## For Sale - \$2,450,000



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# Property Highlights

## 401 Ingalls is a prime owner-user opportunity.

Located in the heart of West Cliff right off of Highway 1, this property has lots of up-side potential. The building has two large garage bays with roll-up doors, a substantial office, and gated on-site parking. It's perfect for anything from retail to light manufacturing, all of which are possible given the flexible zoning of the property.

### Investment Highlights:

- Leased property with an expiration date allowing for flexibility as either a leased investment or owner/user opportunity
- Within walking distance of some of the best retail Santa Cruz has to offer

**Building Area:** 4,854 SF

**Land Area:** .25 AC

**APN:** 003-09-436 & 003-09-437

**Zoning:** I-G/PER & I-G/PER-2

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

