

COMMERCIAL MIXED USE FOR SALE



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PROPERTY DETAILS:

- **Property Address:** 5272 Scotts Valley Dr., Scotts Valley, CA 95066
- **Building Square Footage:** Two buildings totaling 2,392 SF
- **Lot Square Footage:** 22,390 SF
- **Use:** Front 840 SF building currently Ferrells Donuts, rear 1,552 residential building converted as dog daycare

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PROPERTY HIGHLIGHTS

This unique property offers a rare combination of commercial and residential potential, situated along the popular main drag of Scotts Valley Drive. Nestled along a charming creek, this property boasts a prominent retail building at the front and a converted residential building at the back, providing endless possibilities for your business ventures.



KEY FEATURES

- Plenty of parking
- Great ingress and egress with high visibility
- Good opportunity to live in rear residence and run business through front building
- May include doggie day care business in the purchase or they may agree to rent back that portion of the facility
- Potential for development

Listing price: \$1,350,000

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