

# COMMERCIAL BUILDING FOR SALE

PRIME LOCATION/RARELY AVAILABLE

445 W. El Roblar Avenue | Ojai, CA 93023

ADDRESS: 445 W. EL ROBLAR AVE; OJAI, CA. 93023

SPACE: APPROX 2,000 S.F. MAY BE DIVISABLE AS THREE SEPARATE UNITS

OCCUPANCY: CURRENTLY FULLY OCCUPIED ON SHORT TERM LEASES WITH OWNER USER POTENTIAL

PARKING: 4 CAR

ZONING: C-1; COMMERCIAL(GENERAL)

YR. BUILT: 1985

LIST PRICE: \$1,195,000

HIGHLIGHTS:

- SITUATED IN THE THRIVING “OLD” OJAI ADJACENT HAMLET KNOWN AS *MEINER’S OAKS*
- AAA PRIME LOCATION
- GREAT UPSIDE POTENTIAL FOR AN INVESTOR/OWNER-USER
- STRONG RESIDENTIAL SYNERGY
- OLD ESTABLISHED RETAIL MIXED IN WITH UP-AND-COMING NEWBIES
- ATTRACTIVE DEMOGRAPHIC TRENDS FOR BOTH MILLENNIALS/BOOMERS
- PHASE 1/2 ENVIRONMENTAL REPORTS AVAILABLE



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