

For Sale



**JEFFREY R. BECKER CCIM . CPM . RPA**

**805.653.6794**

**[jbecker@beckergroup.com](mailto:jbecker@beckergroup.com)**

**CA DRE #01213236**

**40 SOUTH ASH STREET | VENTURA, CA 93001 | 805.653.6794 | [BECKERGRP.COM](http://BECKERGRP.COM)**



### PROPERTY DESCRIPTION

Premium Office Condo For Sale Near Ventura County Courts and Administrative Offices. A highly functional corner office unit with four private offices, a large conference room and a reception area. The building association has recently invested into a new parking lot, roof upgrades, elevator upgrades and common area improvements. The unit has a widened ADA hallway and the walls were improved for noise reduction between the offices. The offices are connected to the Ventura County Courts and Administrative Offices via a tunnel under Victoria Avenue. The building is serviced by AT&T fiber optic. The property is serviced by the 101 Freeway and 126 Highway and is walking distance to numerous services and restaurants. The monthly association fee is \$528. APN: 083-0-260-235

### CONTACT INFO

To find out more or setup a tour, please contact Matt Kingsley at:  
805.653.6794 ext. 214  
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### OFFERING SUMMARY

Sale Price:	\$315,000
Building Size:	1,120 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	444	1,904	7,741
Total Population	1,422	5,478	19,980
Average HH Income	\$93,059	\$84,659	\$84,416



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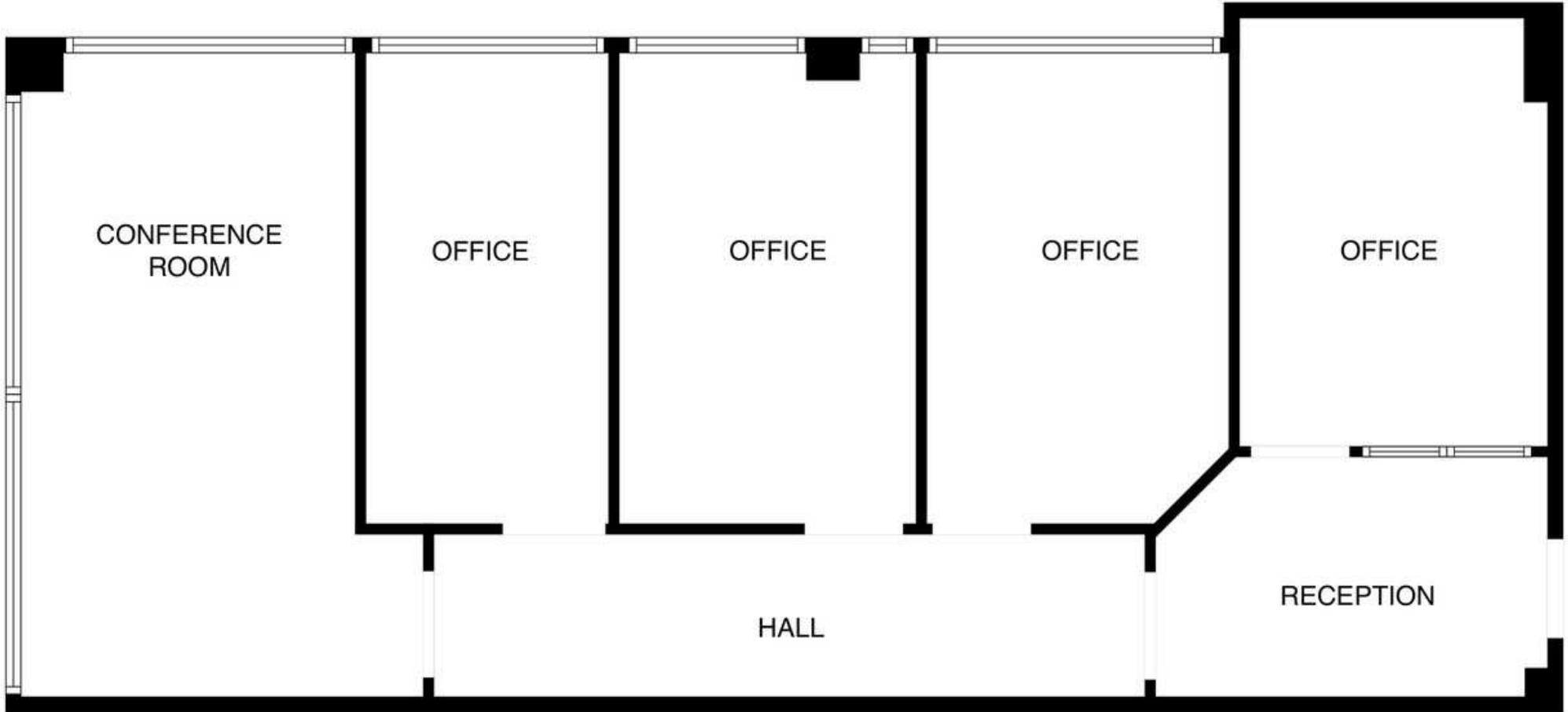


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