

815-C CAMARILLO SPRINGS RD | CAMARILLO, CA 93012

FOR SALE OR LEASE
IMMEDIATE OCCUPANCY AVAILABLE

IDEAL OWNER-USER OPPORTUNITY | OFFICE CONDOMINIUM

**PRICE
REDUCED**



OWNER-USER OPPORTUNITY

- Below Replacement Cost
- Available for Immediate Occupancy
- Quiet, Serene Professional Business Park
- P.O.A. Maintains Landscaping, Parking Lot, Roof, and HVAC
- Property Owner's Association Fee Approximately \$1,650/mo (\$0.25/SF)
- 101 Freeway Visibility
- Two Private Offices, Large Conference Room, Breakroom, Two Restrooms, Server Room, and Large Open Floor Plan with Windows on three sides
- Divisible into 2 Units

EXCELLENT FREEWAY ACCESS & VISIBILITY

- Located Equidistant from Calabasas to Ventura along 101 Fwy
- Central Ventura County Location
- Excellent Visibility to over 132,000 cars per day along 101 Fwy
- Easy Access to both 101 Fwy and PCH
- 5 Miles to Cal State, Channel Islands
- 5 Miles to Camarillo Airport & Camarillo Premium Outlets

PROPERTY INFORMATION

Price	\$1,498,000
Total Condo Size	6,560 SF
Price per SF	\$228.36/SF
Zoning	Professional Office (P-O)
Parking	26 Spaces (4:1,000 SF)
Year Built	2004
For Lease	\$8,528/MO
For Lease Asking Rent/SF	\$1.30/SF (+E+J)

SBA FINANCING (10% DOWN)

PRICE: \$1,498,000	INTEREST RATE: 6.75%
DOWN PAYMENT: \$149,800	MORTGAGE: \$9,315/MO.
LOAN AMOUNT: \$1,348,200	MONTHLY: \$1.42/SF.

Buyer's Effective Occupancy Cost

with 10% Down: \$9,315 (\$1.42/SF) per month NNN
with 20% Down: \$8,280 (\$1.26/SF) per month NNN

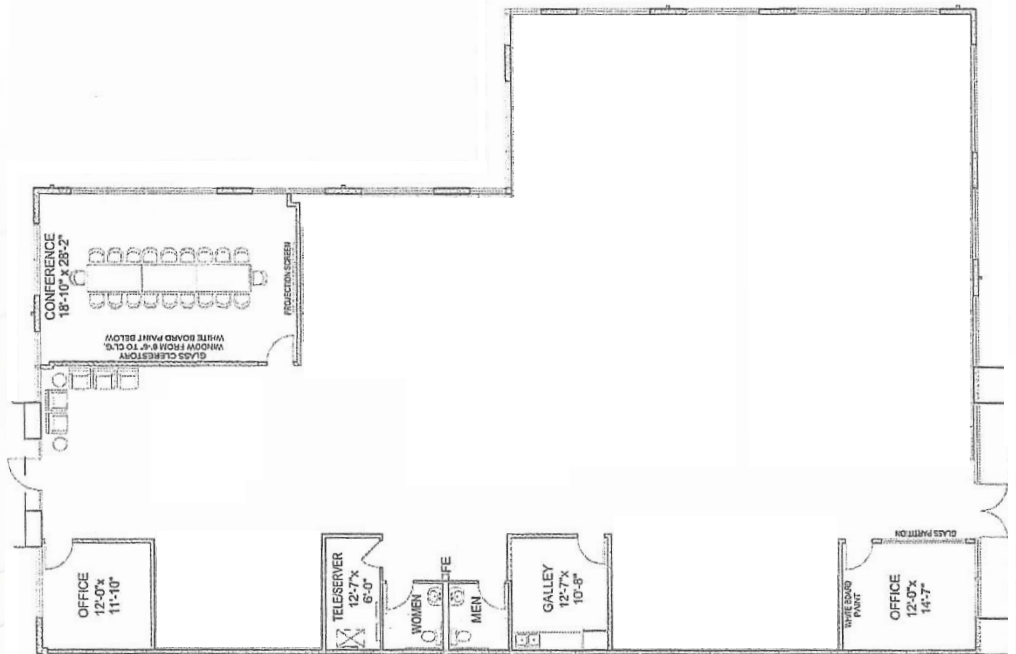


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- **MOVE-IN READY**
- **9' CEILINGS**
- **OPEN FLOOR PLAN**
- **FREEWAY VISIBLE**
- **WINDOWS ON 3 SIDES**
- **26 PARKING SPACES**
- **DIVISIBLE**
- **SIGNAGE**
- **PROFESSIONAL BUSINESS PARK**
- **2 PRIVATE OFFICES**
- **LARGE CONFERENCE ROOM**
- **GALLEY**
- **2 RESTROOMS**



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