

PRICE REDUCED! RARE SMALL INDUSTRIAL CONDO FOR SALE

**2,579 SF
AVAILABLE**

**INDUSTRIAL
CONDO**



FOR SALE

875 COCHRAN ST. | UNIT 6 | SIMI VALLEY | CA 93065

FOR MORE INFORMATION,
PLEASE CONTACT US:

TAYLOR JOCOY | ASSOCIATE

P: 818.483.3627

E: taylor.jocoy@daumcommercial.com

CA License #02049497

NATHAN LENTHALL | ASSOCIATE

P: 805.428.8964

E: nlenthall@daumcommercial.com

CA License: #02204207

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DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

875 COCHRAN ST. | UNIT 6 | SIMI VALLEY | CA 93065

INDUSTRIAL CONDO

AVAILABLE SF
Unit #6 - 2,579 SF

SALE PRICE:
\$1,275,000.00

FRANCHISE BUSINESS PRICE:
\$225,000.00

TOTAL PRICE:
\$1,500,000.00

BUILDING FEATURES

- Rare Small Industrial Condo For Sale in Simi Valley, CA.
- Unit #6 - ±2,579 SF Industrial Condo
- AI-SP Zoning
- 18' Clear Height
- Built in 2021
- 1.84/1,000 SF Parking Ratio
- APN 615-0-530-125
- Located in The District Business Park
- Great Access to 118 Freeway
- Opportunity to Purchase a Sub Zero Ice Cream Franchise with Area Development Rights
- Seller Financing Available
- Seller willing to lease back

PRICING

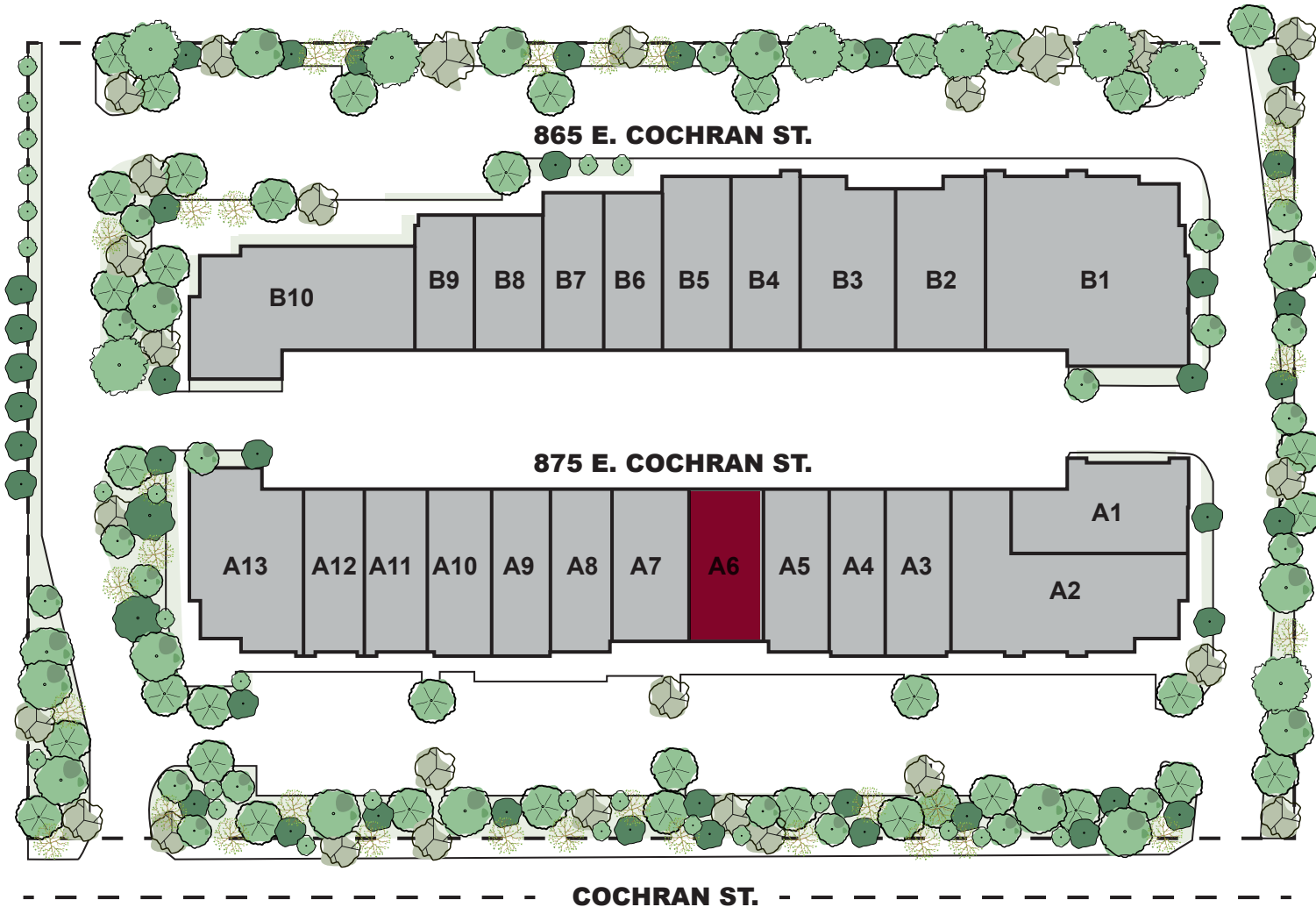
- Sale Price at \$1,275,000.00
- Franchise Business Price: \$225,000.00
- Total Price: \$1,500,000.00



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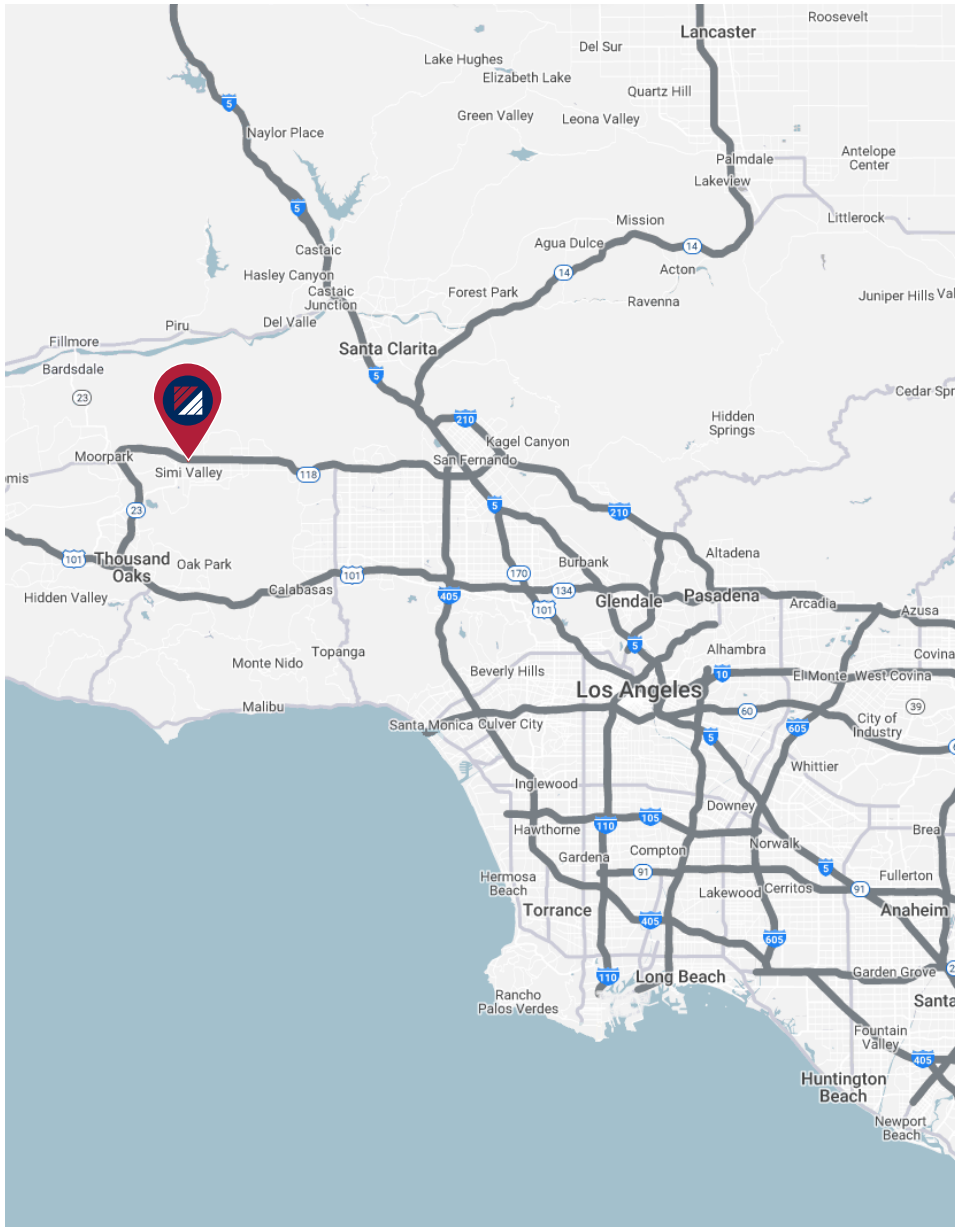
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SUB ZERO ICE CREAM - SOCIAL

Sub Zero Ice Cream offers unparalleled artisan ice cream deserts customized exactly as each customer orders. Fresh cream, flavors and mixins are frozen within seconds using a patented cryogenic freezing process. Each order is hand-prepared and entertainingly frozen with liquid nitrogen on-the-spot. The result is the freshest, creamiest ice cream in the world, and the only place where more than a trillion combinations are possible!

The individual (or group) who buys this franchise also has the opportunity to purchase it with an area development agreement. In other words, they have an opportunity to sell franchises, earn 50% of the franchise fee, and 3% per month of the royalty fee!

As seen on Shark Tank: <https://www.youtube.com/watch?v=X0zSssmTOW8>

INDUSTRIAL CONDO

