

Rare **±6,260 SF Auto Body/Repair Building For Sale**

Corner of Montague Expy/Sango Ct | Great Visibility & Signage

Large 25K SF Lot – Surrounded by New Residential Developments

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300 Sango Ct, Milpitas



PROPERTY OVERVIEW



OFFERING PRICE: \$2,750,000.00

BUILDING AREA: ±6,260 SF

PROPERTY TYPE: Auto Body/Repair

LAND AREA: ±25,000 SF

YEAR BUILT: 1985

PARCEL NUMBER (APN): 086-36-017

ZONING: R4-Metro (Metro Multi-Family Very High Density Residential)

GENERAL PLAN: R4-Metro (Metro Multi-Family Very High Density Residential)

OF ROLL UP DOORS: 7 (3 OVERSIZED)

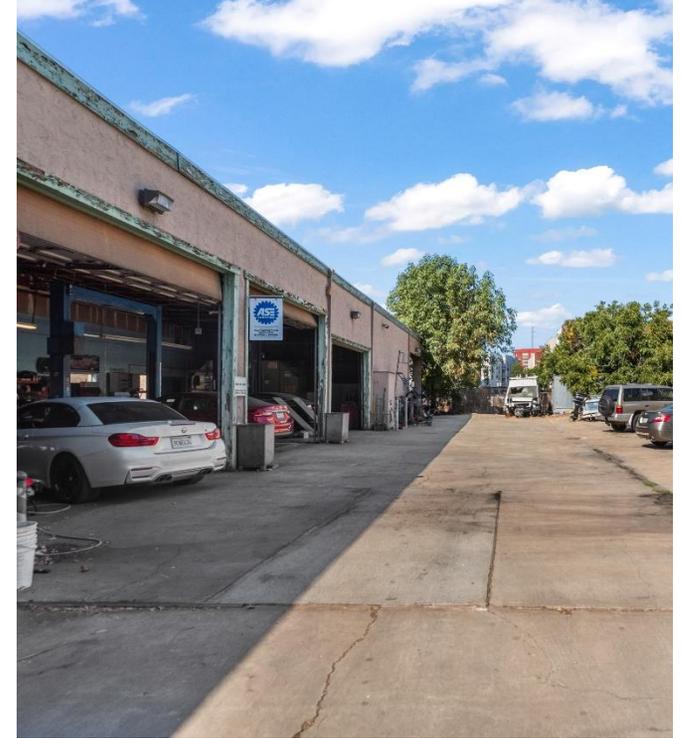
CLEAR HEIGHT: 14-15'

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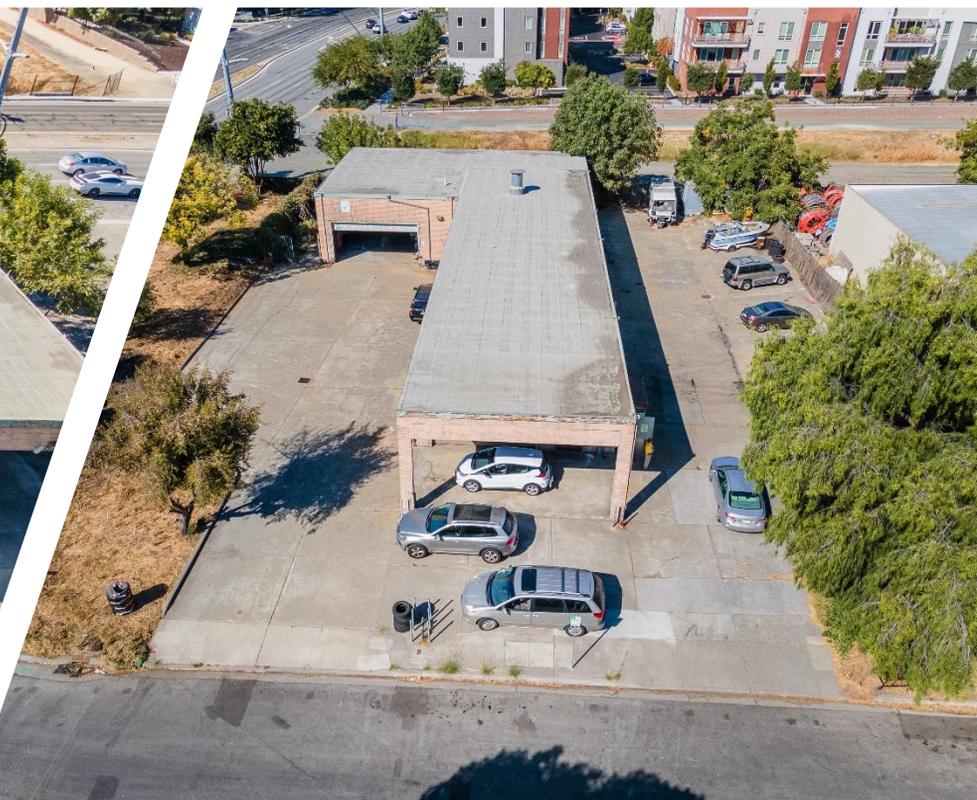
Located on the corner of Montague Expy & Sango Ct

- Rare ±6,260 SF auto body/repair building for sale located on the corner of Montague Expressway and Sango Court.
- Great owner user opportunity to take over an existing auto body/repair building, the property is currently owner occupied and will be delivered vacant at the close of escrow.
- 3 oversized roll up doors and 4 regular roll up doors.
- Paint booth and auto lifts included in the sale.
- 14-15' clear height
- Auto body/repair is permitted in the zoning as legal non-conforming, other permitted uses include, retail, day care center (MC), places of assembly (MC), large and small family childcare homes. Uses with the (MC) is a minor conditional use permit by the Zoning Administrator.
- R4-Metro zoning district multifamily very high density residential. The purpose of the R4-Metro zoning district is to create and enhance very high-density residential areas (densities in the range of 40 to 85 dwelling units per acre) characterized by low- and mid-rise multi-family residential buildings and compatible commercial uses where appropriate. The "R4" District is intended to provide for higher-density residential "villages" structured around transit stations, streets, creek side open spaces, trails and parks. The R4-Metro zone implements the Multi-Family Very High Density Residential (VHD) land use designation as described in the Metro Specific Plan.
- The property is located on Sango Court on the corner of Montague Expressway with exceptional visibility, traffic counts, and signage.
- Extremely strong demographics with household incomes in excess of \$186,000 in a 1-mile radius.

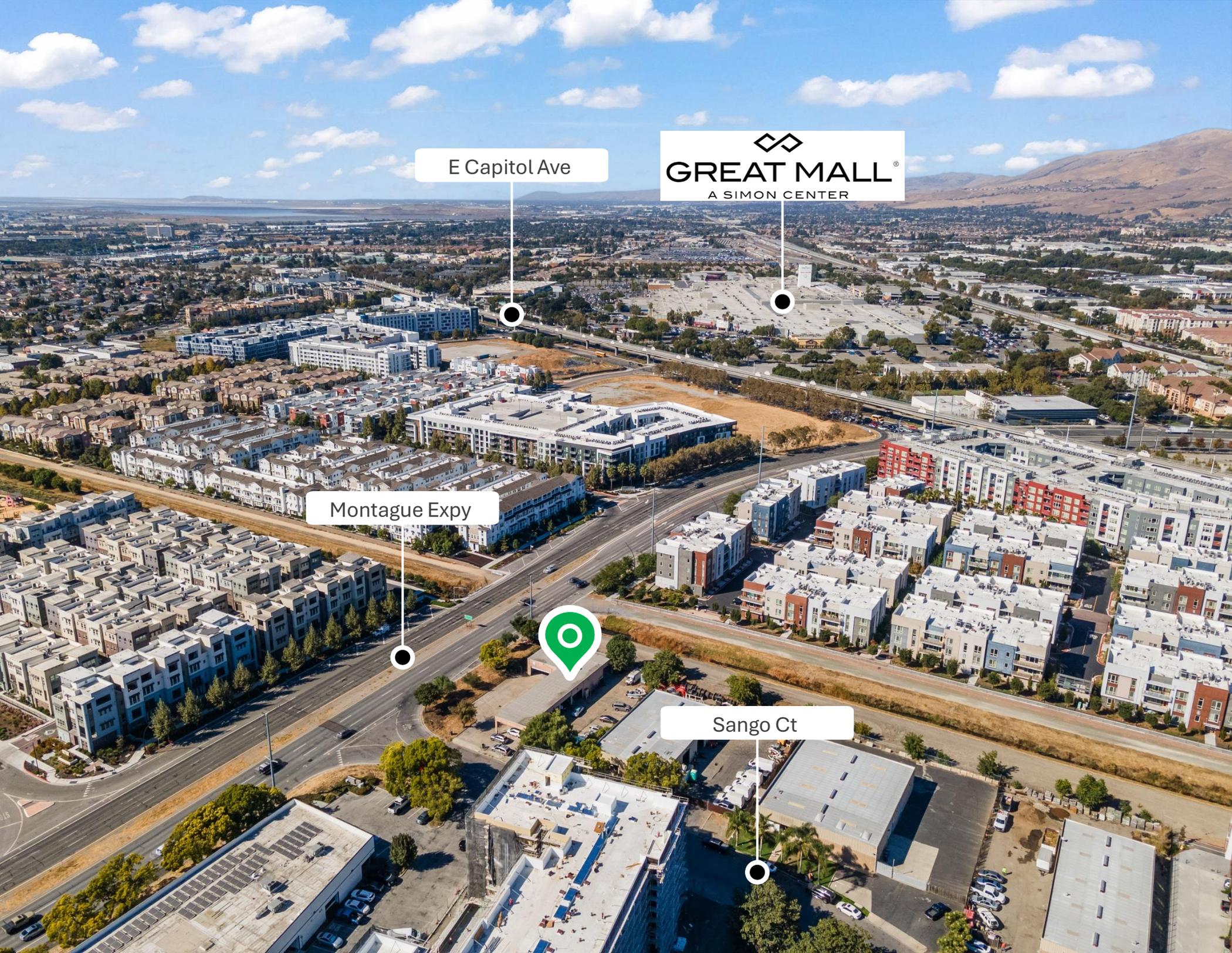












E Capitol Ave


GREAT MALL®
A SIMON CENTER

Montague Expy

Sango Ct





Montague Expy

Sango Ct

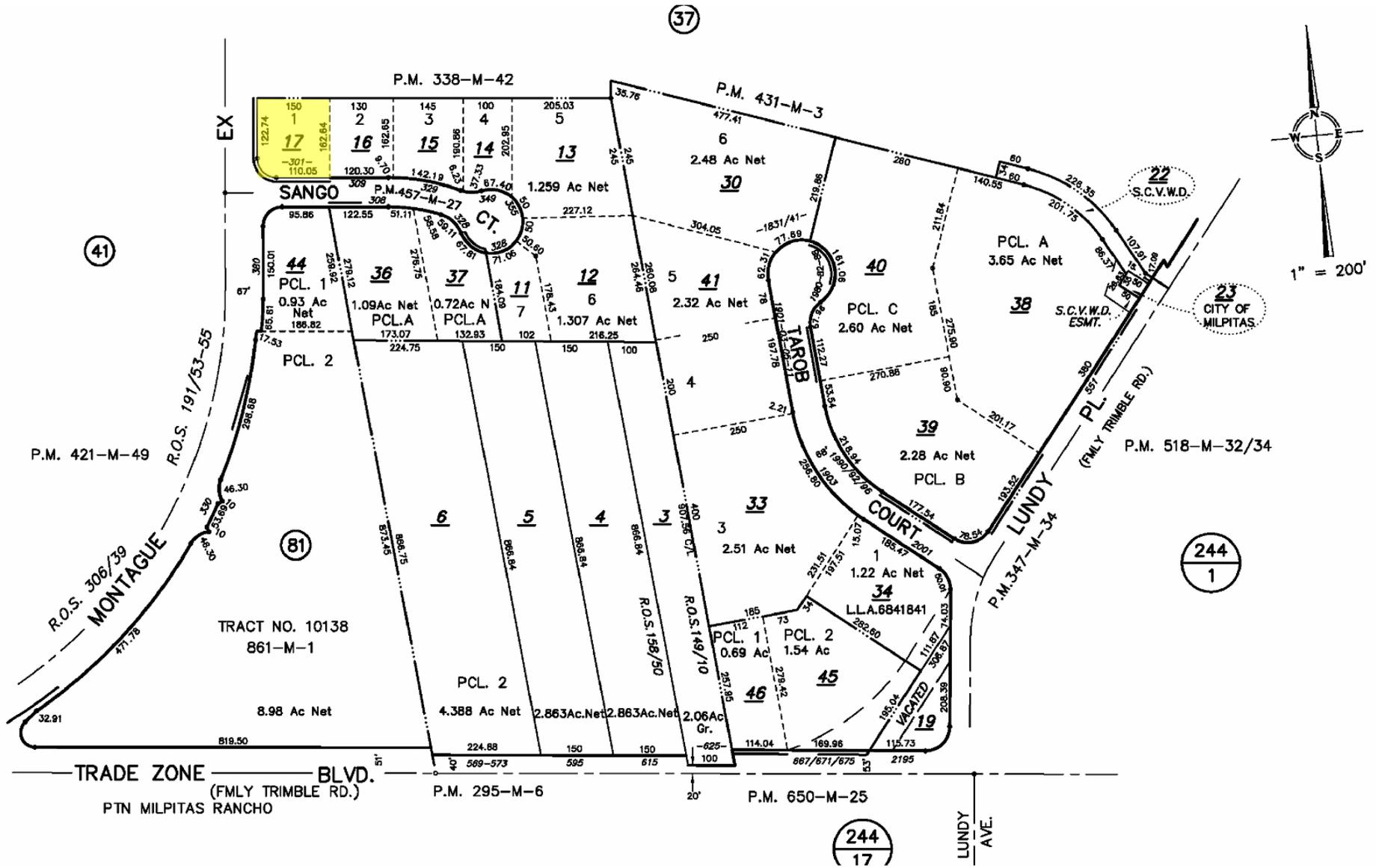




Montague Expy

Sango Ct





2026 SUMMARY	1-MILE	5-MILE	10-MILE
Population	28,075	364,069	1,275,694
Households	9,568	120,253	427,772
Average Household Size	2.9	2.9	2.8
Owner Occupied Housing Units	4,314	51,719	197,864
Renter Occupied Housing Units	4,921	63,964	214,201
Median Age	35.2	37.3	38.1
Median Household Income	\$161,303	\$136,772	\$139,054
Average Household Income	\$186,111	\$162,222	\$165,927

300 SANGO CT

MILPITAS, CA

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