

OWNER-USER / DEVELOPMENT OPPORTUNITY 2001/2003 Freedom Blvd

Freedom, California

1307± SF | 6,969 Sq Ft Lot | CT Zoning



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Executive Summary

2001/2003 Freedom Blvd offers a rare owner-user or investment opportunity at the highly visible corner of Freedom Blvd. The property consists of approximately 1,300± square feet of commercial building area situated on a 6,822± square foot corner parcel with excellent frontage and exposure.

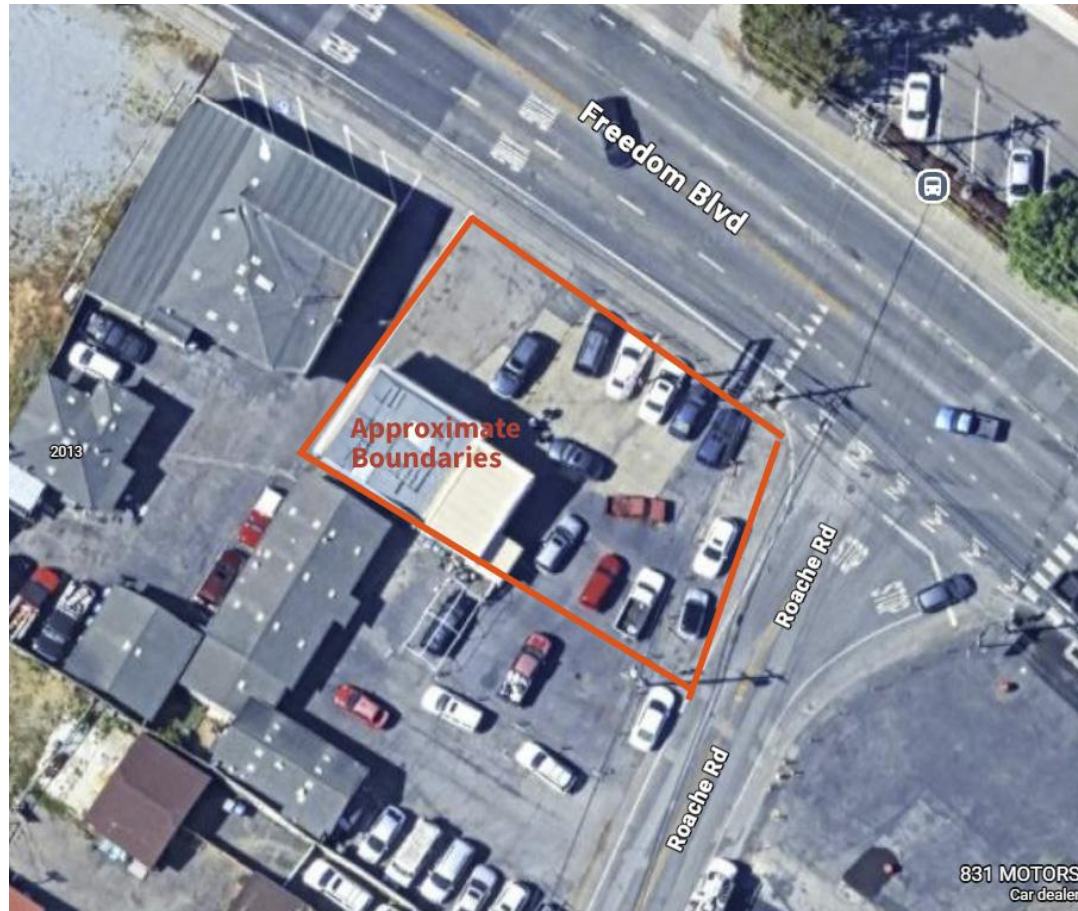
The property is configured as two separate commercial units. 2003 Freedom Blvd is currently occupied by an established auto repair business, providing in-place income, while 2001 Freedom Blvd is vacant and available for an owner-user or new tenant. This unique combination offers the ability to offset occupancy costs with rental income while maintaining flexibility for future investment.

Ideally positioned along one of Freedom's primary commercial corridors, the property benefits from strong traffic counts, excellent visibility, and convenient access to Highway 1 and the greater Watsonville market. The existing improvements and commercial zoning make this an attractive opportunity for a variety of owner-users, investors, or businesses seeking a prominent location.

Please do not disturb the tenant. Contact the listing broker for additional information or to schedule a private tour.



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