

Rare ±1,500 SF Turnkey Commercial Kitchen/ Catering Facility in Downtown Saratoga

Currently Owner Occupied by **The Napkin Ring Catering Company**

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14496 Oak Pl, Saratoga



PROPERTY OVERVIEW



OFFERING PRICE: \$2,375,000

BUILDING AREA: ±1,500 SF

PROPERTY TYPE: Retail – Commercial Kitchen

LAND AREA: ±11,325 SF

YEAR BUILT: 1940

PARCEL NUMBER (APN): 397-22-002

ZONING: CH-1 (Commercial Historic – 1)

GENERAL PLAN: CR (Commercial Retail)



THE OFFERING

- Rare Turnkey ±1,500 SF Commercial Kitchen/Catering Facility in Downtown Saratoga For Sale.
- Large ±11,325 SF Corner Lot with Front and Rear Parking.
- Currently Owner Occupied by The Napkin Ring Catering Company.
- Great Owner User Opportunity – The Property will be Delivered Vacant at the Close of Escrow.
- All Equipment is Included in the Sale.
- Strategically Located on the Corner of Saratoga Los Gatos Rd & Oak Pl, one block from Downtown Saratoga.
- Excellent Signage and High Traffic Counts.

EQUIPMENT LIST

- (2) 7 Foot Exhaust Hoods with Ansil Fire Systems
- 6 Range Burner
- 4 Range Burner
- (2) Double Stack Oven
- (2) Prep Sinks
- (2) 3 Door Refrigeration
- (2) Glass Front Double Door Refrigeration
- (3) Chest Freezers
- (1) Walk in Cooler
- (2) Large Outdoor Storage Shed
- 1 Restroom
- 200lb Ice Machine
- Large Storage Equipment Room
- 1 Grease Trap
- Dishwashing Station



The Information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.







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Downtown Saratoga
Big Basin Way

Saratoga-Los Gatos Rd



THE VILLAS AT SARATOGA
SKILLED NURSING AND ASSISTED LIVING



**SARATOGA
FIRE DISTRICT**
SERVICE SINCE 1923

Oak Pl



THE VILLAS AT SARATOGA
SKILLED NURSING AND ASSISTED LIVING



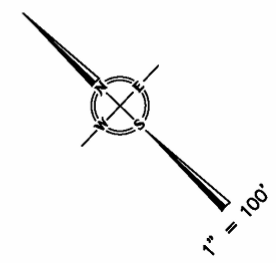
Downtown Saratoga
Big Basin Way

Oak Pl

Saratoga-Los Gatos Rd

Saratoga Ave

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2025 SUMMARY	1-MILE	5-MILE	10-MILE
Population	7,657	206,284	907,522
Households	2,673	72,612	334,059
Average Household Size	2.8	2.8	2.6
Owner Occupied Housing Units	2,124	42,888	162,199
Renter Occupied Housing Units	433	26,610	159,918
Median Age	52	44.1	39.5
Median Household Income	\$238,136	\$183,532	\$156,394
Average Household Income	\$232,579	\$194,379	\$178,337

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