

452 W SAN CARLOS ST  
**SAN JOSE**

**RARE 3,147 SF AUTO BODY OWNER USER OPPORTUNITY**  
2 ROLL UP DOORS - LARGE FENCED YARD



## PROPERTY OVERVIEW



**PRICE:** \$1,750,000

**ZONING:** DC – Downtown Primary Commercial

**PROPERTY TYPE:** Auto Body/Repair

**GENERAL PLAN:** DT – Downtown (Diridon Station Area Plan Urban Village)

**BUILDING SIZE:** 3,147 SF

**YEAR BUILT:** 1951

**LOT SIZE:** 7,160 SF

**APN:** 264-26-031 & 264-26-030

# RARE 3,147 SF AUTO BODY/REPAIR OWNER USER OPPORTUNITY

- **3,147 SF Auto Body/Repair Building** on a 7,160 SF Corner Lot.
- **Rare Owner User Opportunity**, the Current Tenant is on a Month-to-Month Lease.
- **2 Grade Level Roll Up Doors.**
- **Large Fenced Yard/Parking Space.**
- **The Property has Two Parcels**, the Building is on One Parcel, and the Parking Lot/Yard Space is on its Own Parcel, there are Two Separate APN Numbers.
- **High Barrier to Entry Market** with Very Limited Automotive Repair/Body Properties For Sale.
- **Zoning:** DC – Downtown Primary Commercial.
- **General Plan:** DT – Downtown (Diridon Station Area Plan Urban Village).
- **The Property is Located on the Corner of W San Carlos Street & Gifford Avenue**, close to Downtown San Jose, with very easy access to CA -87 and I-280.



# PHOTOS





# PHOTOS



INTERIOR PHOTO







W SAN CARLOS ST



GIFFORD AVE

# 452 W SAN CARLOS ST SAN JOSE



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