

FOR SALE

Mixed-Use Commercial Property

258 W. Pleasant Valley Rd,
241 & 243 Canterbury Way
Oxnard, CA



Peggy Sue Tierney CA# 00868814 (805) 218-9914

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Information contained has been obtained from the owner of the property or from other sources deemed to be reliable. While we do not doubt its accuracy, we do not guarantee it.

Mixed-Use Commercial Property

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| | |
|------------------------|---------------------------------|
| Price: | \$3,500,000 |
| # Buildings: | 3 |
| Zoning: | C-2 (General Commercial) |
| Current | Restaurant + 2 sfr |
| Uses: APN: | 222-0-101-070 |
| Building Sizes: | 1,300 sf restaurant |
| | 1,360 sf 3+2 house |
| | 1,200 sf 4+2 house |
| Lot Size: | 38,224 sf |

Price Reduced! **Great Opportunity to own this in the path of growth well located property for a developer, owner-user or investor. 38,224 sf lot has a two (2) street access and offers many redevelopment possibilities. Zoned C-2 (General Commercial) with many allowable commercial uses and also possibly for multi-family residential. Buyer to check with applicable governmental authorities to determine. Three (3) buildings which include one (1) restaurant building and two (2) single family homes. All buildings currently occupied. The commercial building at 258 W. Pleasant Valley Rd features a 1,300 sf restaurant. The two (2) single family homes consist of 241 Canterbury- 1,360 sf 3 bedroom + 2 bathrooms; and 243 Canterbury- 1,200 sf 4 bedrooms + 2 bathrooms. Conveniently located near Naval Base, Deepwater Port Hueneme and minutes to Highway 1 and 101 freeway. This is a great property to own and to redevelop!

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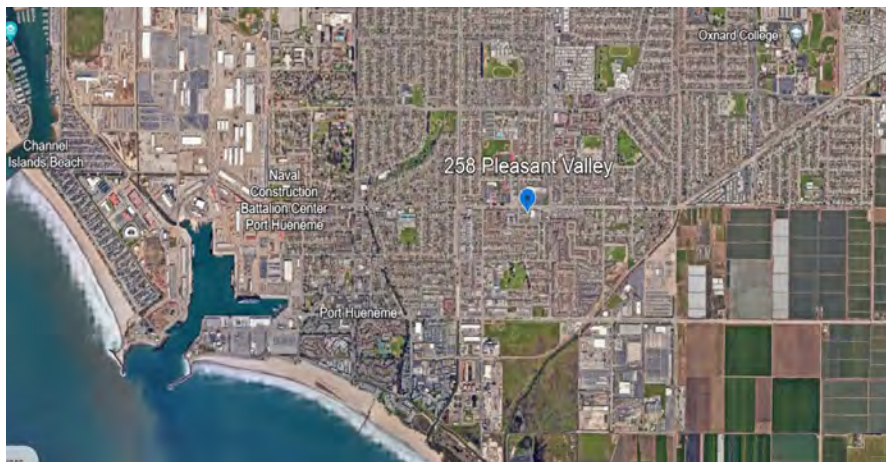
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TENANT/UNIT INFORMATION JUNE 2024

| Address | Type | Rent | Terms |
|------------------------|------------|------------|-------------------------|
| 258 W. Pleasant Valley | restaurant | \$2,000/mo | MG; 2/28 exp 1300 sf |
| 241 Canterbury Way | sfr | \$2,300/mo | MM; 3+2; 1360 sf |
| 243 Canterbury Way | sfr | \$2,400/mo | MM; 4+2; 1200 sf |



INVESTMENT HIGHLIGHTS:

- * 38,224 sf lot (AP# 222-0-101-070)
- * Redevelopment for multi-family & commercial
- * Three (3) buildings currently leased on property
- * C2 zoning allows for many uses (see City of Oxnard)
- * In the path of current and future growth

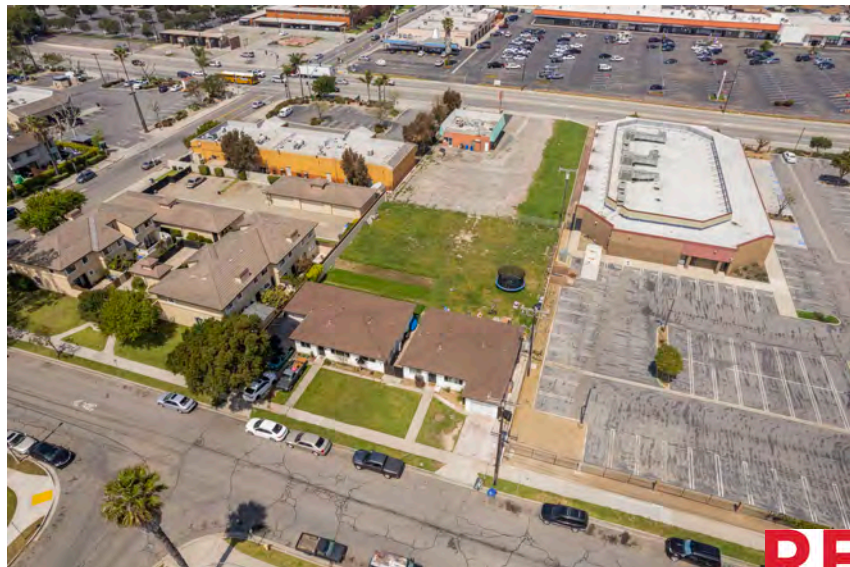


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