

FREESTANDING BUILDING FOR SALE - OWNER USER



1273-1275 LOS ANGELES AVE, VENTURA COUNTY, CA 93004

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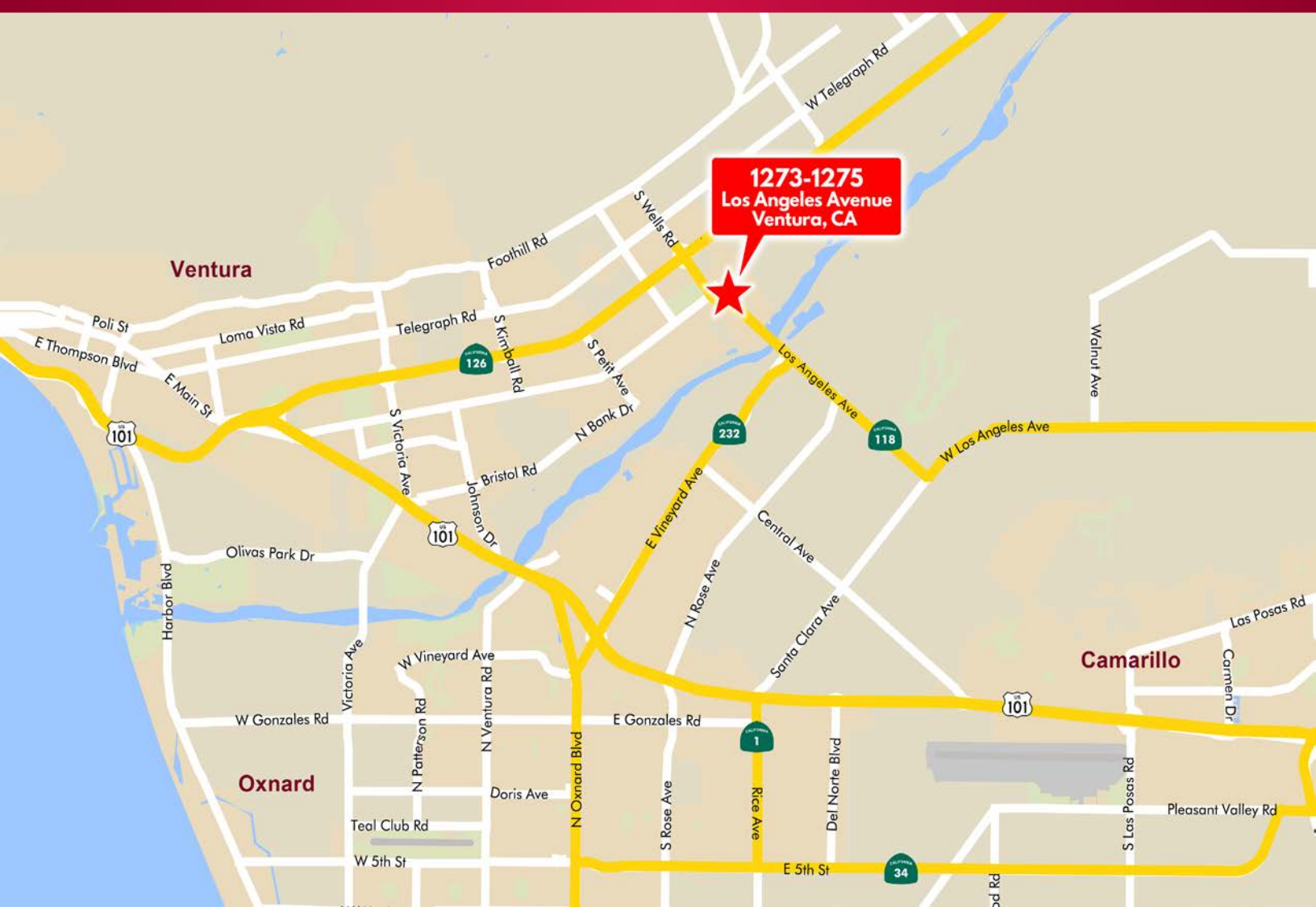
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This prominent freestanding two-suite building is ideal for an owner-user business or for rental income. Situated at an intersection in Saticoy in east Ventura, it is minutes from Highway SR 126 and 10 minutes from the 101 Ventura Freeway.

- **Building Size:** 3,659 Square Feet±
- **Land Size:** 5,500 Square Feet or .13 Acres
- **Price:** \$750,000 / \$204.97 PSF
- **Zoning:** Town Center or TC. Primarily for commercial use, compatible light industrial use and residential use as a secondary use. See Old Town Saticoy Development Code for standards.
- **Traffic:** One block by Wells Rd which is State Route 118.

- **Property:** Two Tenant Building with one site and street parking
- **Tenants:** 100% Occupied - Month-to-Month Basis
- **APN:** 128-0-012-110



4. AREA PLAN ELEMENTS - LAND USE

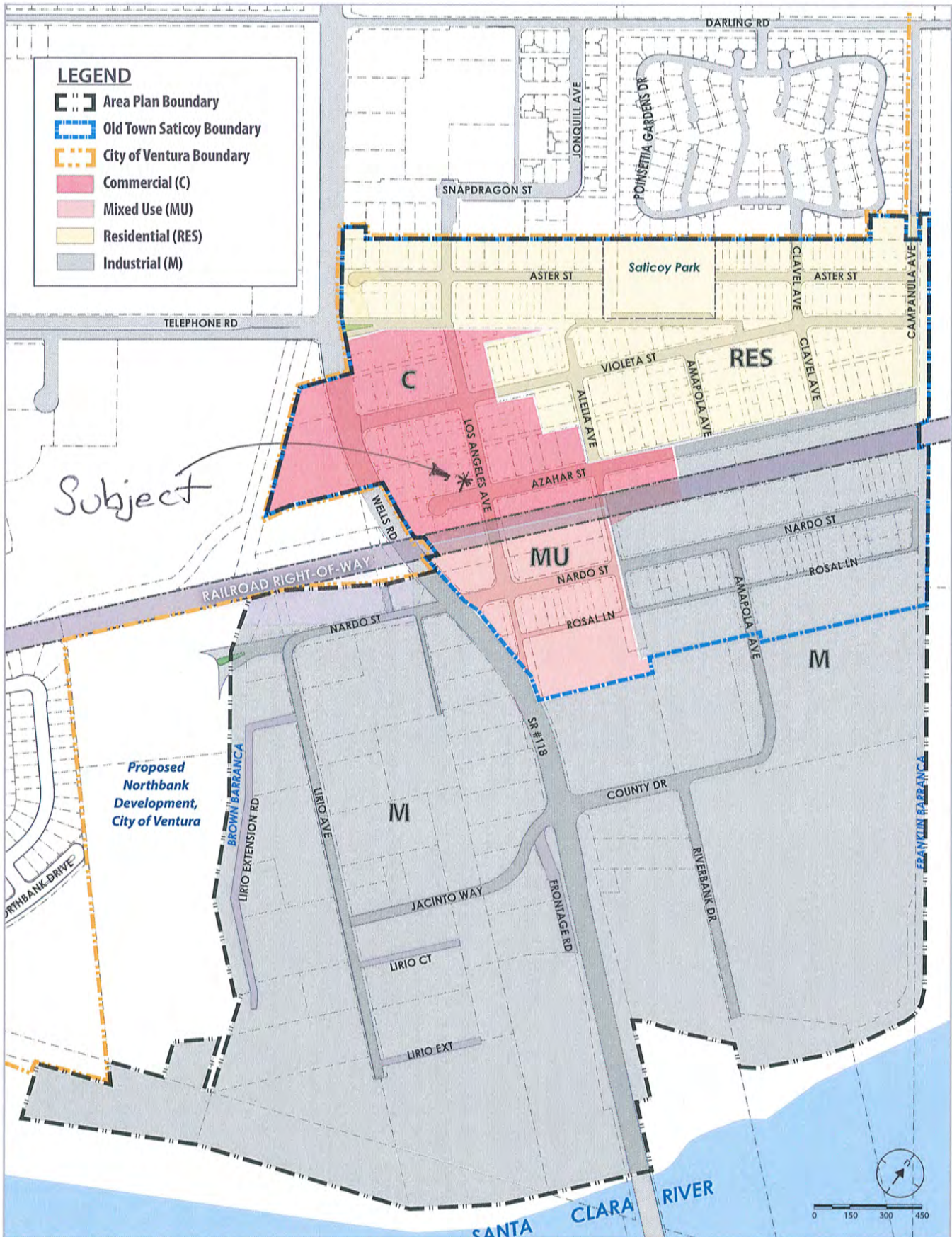


FIGURE 4-1. LAND USE MAP