

OFFICE BUILDING FOR SALE

2851

N Ventura Road, Oxnard



**LEE &
ASSOCIATES**
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.

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PROPERTY HIGHLIGHTS



- Great Owner-User or Investment Opportunity
- Two-Story Office Building with Elevator
- Currently Receiving Rental Income
- Planned Unit Development
- Ample Amount of Surface Parking
- Close to Amenities Including "The Collection at Riverpark"
- Easy Access to Ventura 101 Freeway

SALE PRICE: \$4,087,000 (\$600/PSF)

BUILDING SIZE: 6,812 SF

YEAR BUILT: 2008

FLOORS: 2

ELEVATOR: 1

PARKING RATIO: 4.7/1000

ZONING: C-2

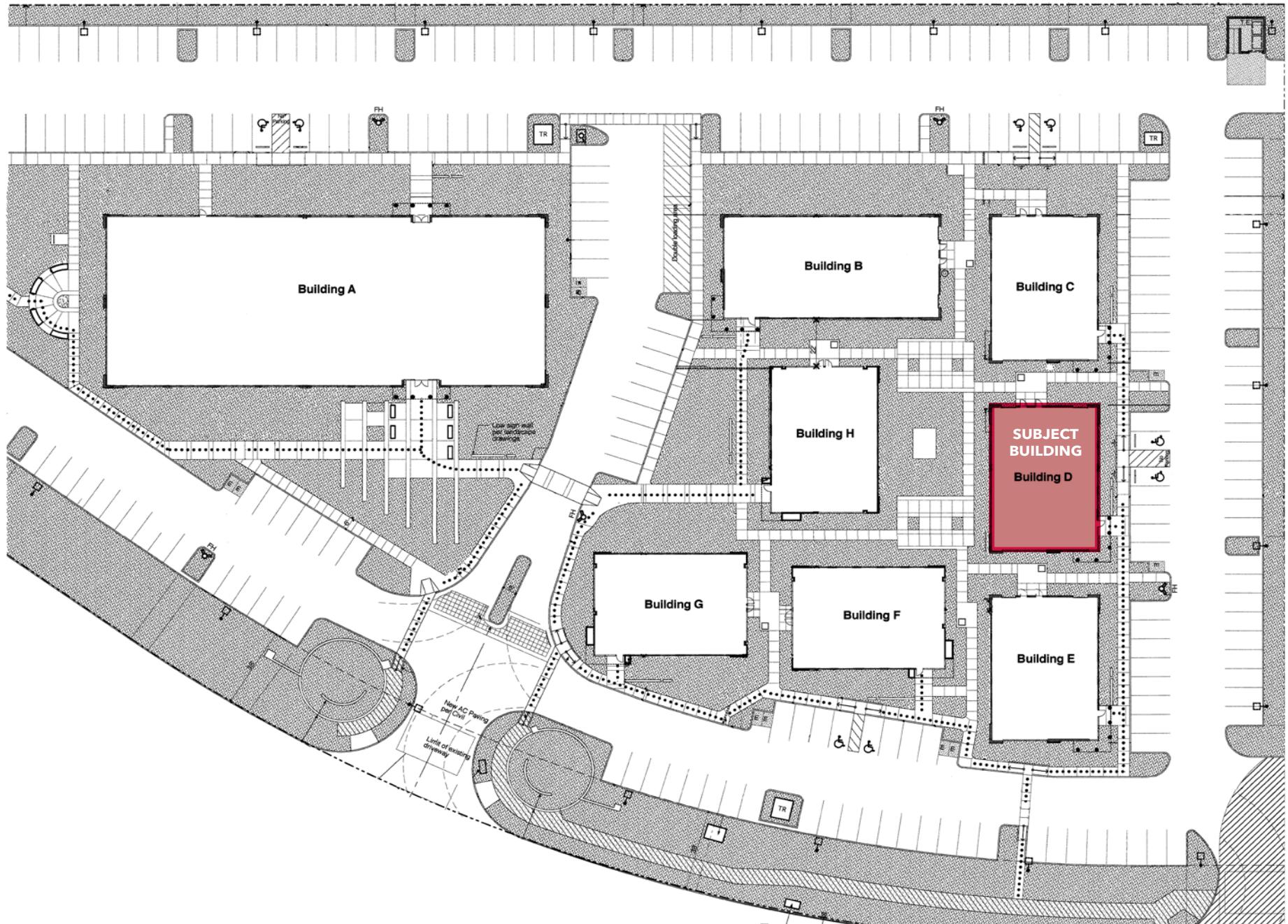
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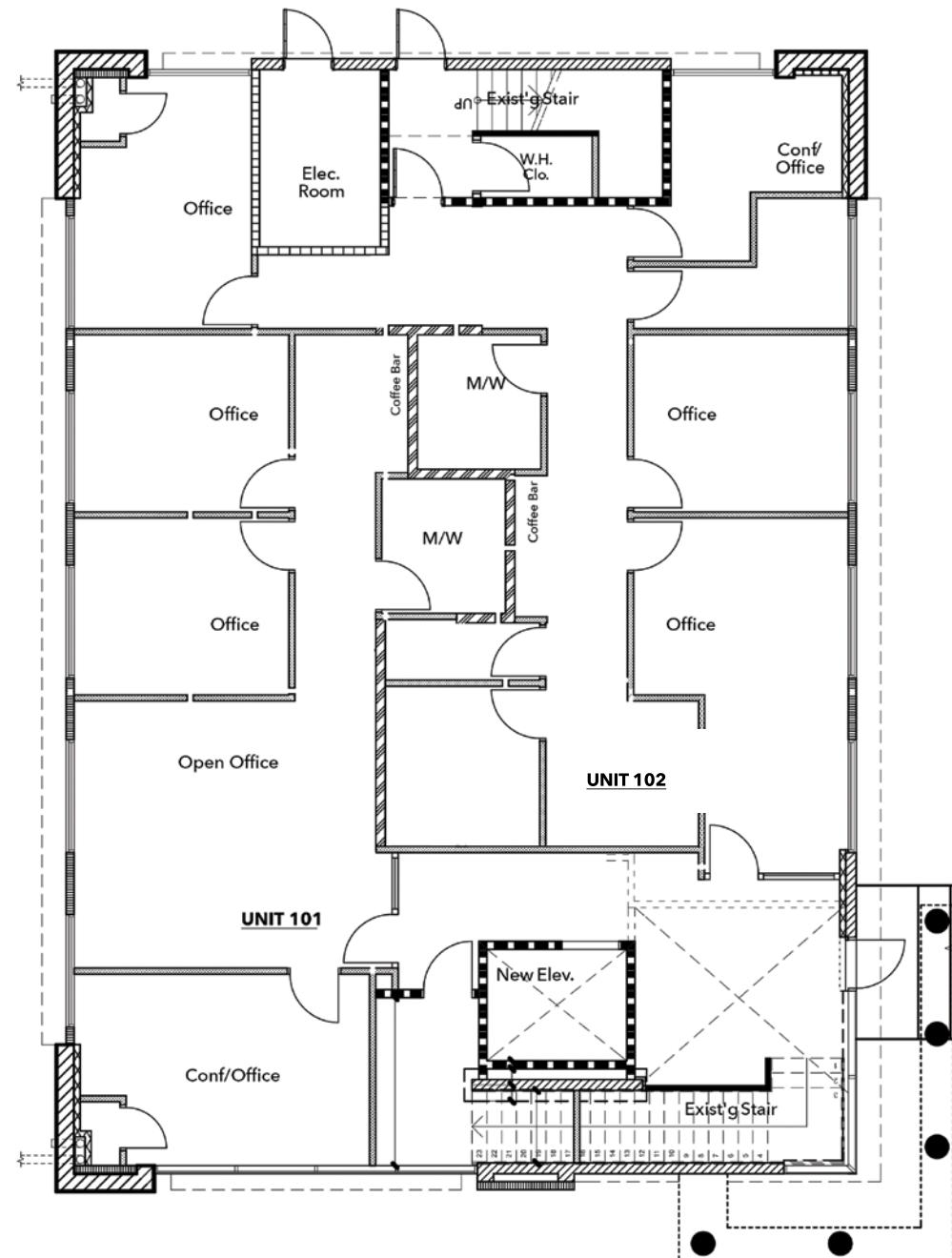
PROPERTY PHOTOS



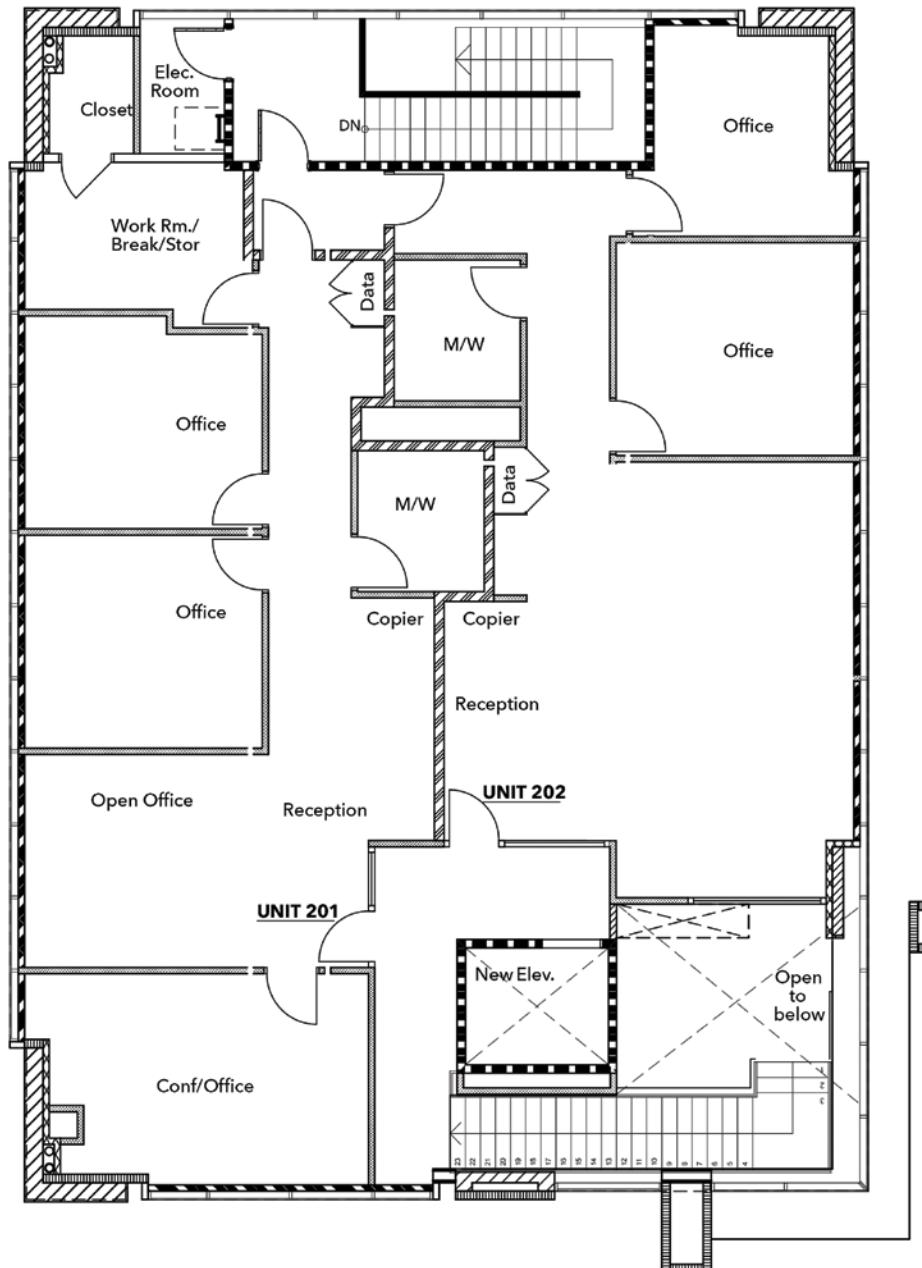
SITE PLAN



1st FLOOR PLAN



2nd FLOOR PLAN



AMENITIES AERIAL





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