

# RARE ≈1,500 SF INDUSTRIAL BUILDING FOR SALE

Newly Renovated | 2 Roll Up Doors | Large Gated Yard

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**25 Sutter St, San Jose**





**OFFERING PRICE:** \$945,000

**BUILDING AREA:**  $\pm$  1,500 SF

**Property Type:** Industrial Warehouse

**LAND AREA:**  $\pm$  4,356 SF

**YEAR BUILT/RENOVATED:** 1954/2022

**PARCEL NUMBER (APN):** 264-36-104

**ZONING:** RM – Multiple Residence District

**GENERAL PLAN:** RN – Residential Neighborhood

# RARE 1,500 SF INDUSTRIAL BUILDING FOR SALE

NEWLY RENOVATED BUILDING WITH 2 ROLL UP DOORS AND A LARGE GATED YARD

- Rare owner user opportunity to acquire a ±1,500 square foot industrial warehouse building.
- The property will be delivered vacant at close of escrow.
- 2 Roll Up Doors
- Large Gated Front Yard Space.
- 10-12 Foot Clear Height
- Fully renovated building.
- Located near the corner of 1<sup>st</sup> Street and Sutter Street, minutes from Downtown San Jose.





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





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<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	41,212	682,316	1,493,333
<b>Households</b>	13,118	219,546	497,750
<b>Average Household Size</b>	2.7	3	2.9
<b>Owner Occupied Housing Units</b>	3,696	104,484	269,868
<b>Renter Occupied Housing Units</b>	9,002	106,706	208,177
<b>Median Age</b>	34.2	37.4	38.8
<b>Median Household Income</b>	\$82,913	\$113,072	\$141,599
<b>Average Household Income</b>	\$116,469	\$144,506	\$168,238

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