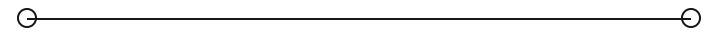


**SALE**

# Windward Business Center

**4848 COLT STREET, UNIT #1 AND #2**

Ventura, CA 93003



**PRESENTED BY:**

**JAMES BEAN BRE # 01970580**

O: 805.779.1031

james.bean@svn.com

CalDRE #01970580



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$945,995
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	1.16 Acres
<b>BUILDING SIZE:</b>	2,154 SF
<b>NOI:</b>	\$0.00
<b>CAP RATE:</b>	0.0%

### JAMES BEAN BRE # 01970580

O: 805.779.1031  
james.bean@svn.com  
CalDRE #01970580

### PROPERTY DESCRIPTION

An exceptional opportunity awaits owner/users seeking open floorplan, studio-type space at 4848 Colt Street, Unit #1 and #2, Ventura, CA, 93003. This 2,154 SF comprised of side-by-side 1,077 SF bays (currently demised, but can be opened up) is tailor-made for those in need of versatile and adaptable layouts. With its open floorplan and studio-style design, this property provides the perfect canvas for customizing the space to suit a wide array of industrial needs. Ideally located in the vibrant Ventura area, this property offers a prime investment opportunity for owner/users looking to create a tailored space for their business operations.

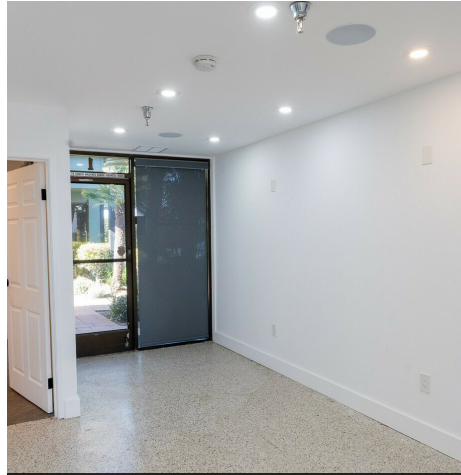
### PROPERTY HIGHLIGHTS

- 2,154 SF industrial/flex building
- Two separate units (1077 SF ea.)
- Built in 1986
- MPD zoning
- Oversized automatic drive-in doors
- studio-style, open warehouse with epoxy floors
- Ideal for studio/showroom/production owner/user
- Unit One has warehouse sink / Unit Two has shower in RR.

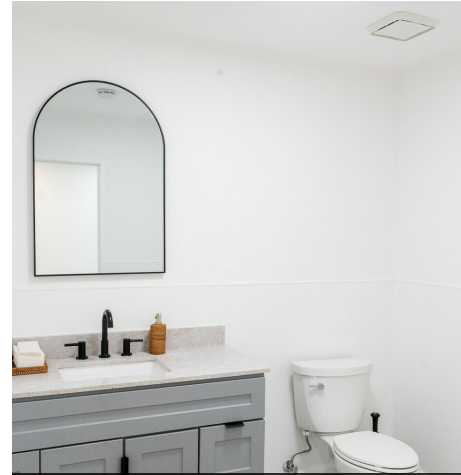
## ADDITIONAL PHOTOS



Unit One



Unit One



Unit One



Unit One



Unit Two



Unit Two



Unit Two



Unit Two

**JAMES BEAN BRE # 01970580**

O: 805.779.1031

james.bean@svn.com

CalDRE #01970580