



Keegan & Coppin
COMPANY, INC.

FOR SALE

14 COMMERCIAL BOULEVARD
NOVATO, CA

Light Industrial Condo



REPRESENTED BY:

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
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LIGHT INDUSTRIAL CONDO FOR SALE



14 COMMERCIAL BLVD.
NOVATO, CA

LIGHT INDUSTRIAL CONDO

PROPERTY INFORMATION

HIGHLIGHTS

- Rare Light Industrial Condo Unit
- Updated Building
- Gated Parking
- Roll-Up Door
- Efficient Office Space
- Divisible
- Best Novato Location
- Strong HOA

DESCRIPTION

This well maintained 2,187 square foot Light Industrial/Flex condo is currently divided into two units. Unit 125 is a 1,467 square foot office/warehouse rented on a month to month basis. It features a well appointed office in the front and a warehouse with a roll-up door at the rear. Unit 123 is a well appointed 720 square foot office. Both units have their own private restroom and a kitchenette. Each unit is served by its own dedicated 100-amp 3-phase electrical service with separate meters. With 12 to 14 foot ceilings throughout, the flexible nature of this building allows a prospective purchaser to increase the amount of warehouse space by downsizing the office or utilize it as is and lease one side while occupying the other. With gated and secure parking for the project and a strong HOA, this is a great opportunity to accommodate a variety of different uses.

SALE TERMS

APNs

157-670-50

Sale Price

\$675,000

Parking

On-Site

HOA Fee

\$662.63/Month

Size

2,187+/- sq ft

Zoning

PD - Planned Development

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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LIGHT INDUSTRIAL BUILDING FOR SALE



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**LIGHT INDUSTRIAL
CONDO**

DESCRIPTION OF AREA

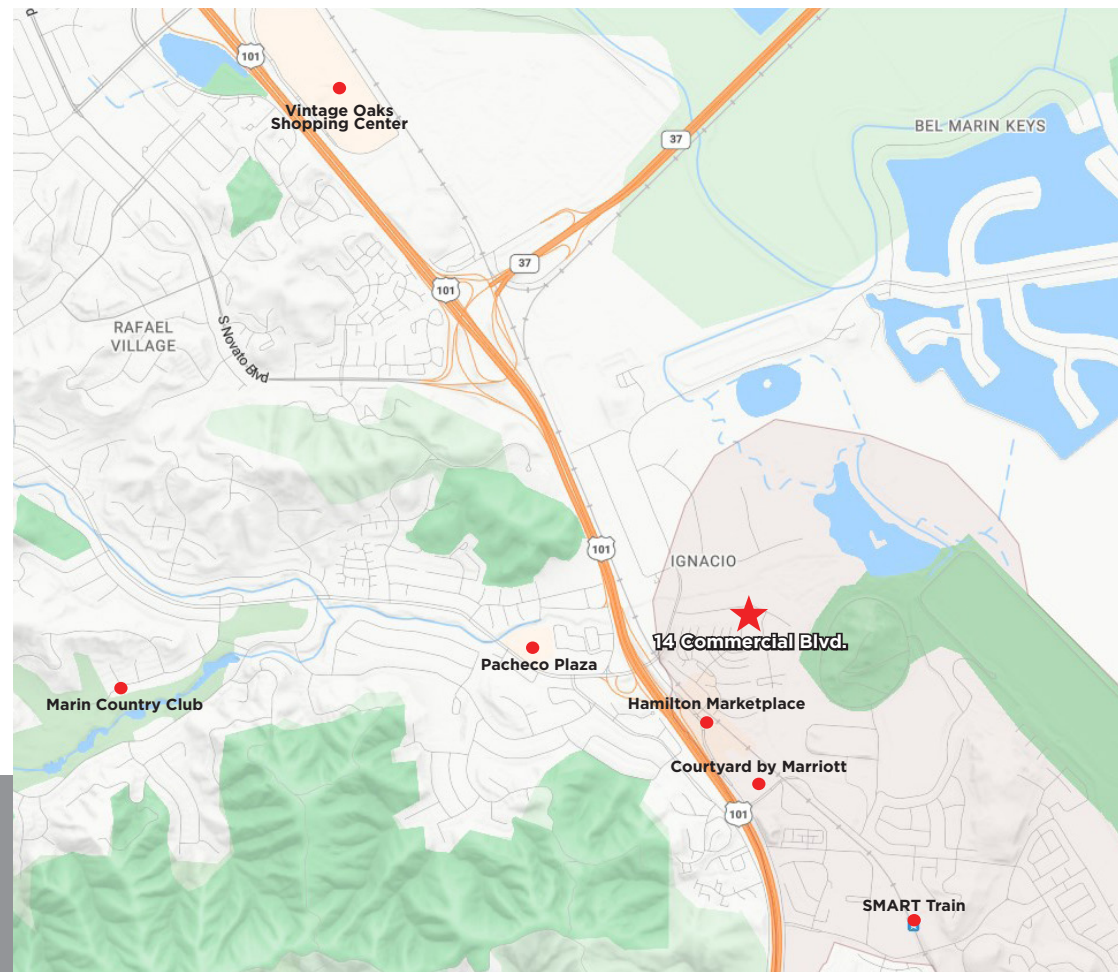
The Bel Marin Commerce Park area of Bel Marin Keys allows for a wide variety of office and light industrial uses. With immediate access to Highways 101 and 37, this is Novato's best location for light industrial and office businesses and is in close proximity to many shops, restaurants, hotels, and other amenities.

NEARBY AMENITIES

- Hamilton Marketplace (Safeway)
- SMART Train
- Pacheco Plaza (Nugget Market)
- Vintage Oaks Shopping Center (Costco)
- Courtyard by Marriott
- Marin Country Club

TRANSPORTATION ACCESS

- Hwy 101 (.5 mile)
- Hwy 37 (1.1 mile)
- Marin Airpporter (1 miles)
- SMART Train (1.5 miles)
- Marin Transit (.8 miles)



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PHOTOS



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