



BERKSHIRE
HATHAWAY
HomeServices

California Properties
Commercial Division

FOR SALE - OFFICE - POSSIBLY LIVE-WORK

2661 Reynard Way, San Diego, CA 92103



Rare Office & Possibly Live-Work

Offer at
\$1,500,000

Close to All:

Little Italy, Mission Hills,
Bankers Hill, Downtown San
Diego & Bay, Airport.

- +/- 1,973 Square Feet
- 1-2+ Tandem Car Garage
- Large Storage @ Garage
- Built-in Office Desks @ Garage
- 2-3 Outside Parking Spaces
- Contemporary Architecture
- 3 Offices
- 1 Lobby
- 1 Open Work Space
- Bathroom & Shower
- Kitchenette (expandable to Kitchen)
- Possible Seller Financing



Gary Losey
P: 760.331.7057
gary@loseygroup.com
Lic #01712147

Offering Memorandum

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Berkshire Hathaway HomeServices CA Properties
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5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008

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- **Offered:** **\$1,500,000**
- **Total:** **+/- 1,973 Square Feet**
- Front Building: +/- 1,408 Square Feet
- Garage/Storage: +/- 565 Square Feet
- Lot: +/- 3,208 Square Feet
- APN: 452-671-33-00
- Built: 1965
- Renovated: 2003
- Permits: Repair & Replace (None)
- Zoning "CC-3-4" Commercial-Community Zone
- Services, Retail, Limited Industrial
- HVAC: Mini Split
- Offices/Rooms: 3
- Lobby: 1
- Open Work Area: 1
- Bathroom: 1 w/Shower
- Kitchenette: 1 (Easily Expand to Kitchen)
- HVAC: Mini Split
- Garage: 1-2+ Tandem
- Garage Office: Built-In Desk Area
- Storage: Garage
- Parking: 2-3 Outside
- Landscape: Automatic Sprinklers
- **Possible Seller Financing**



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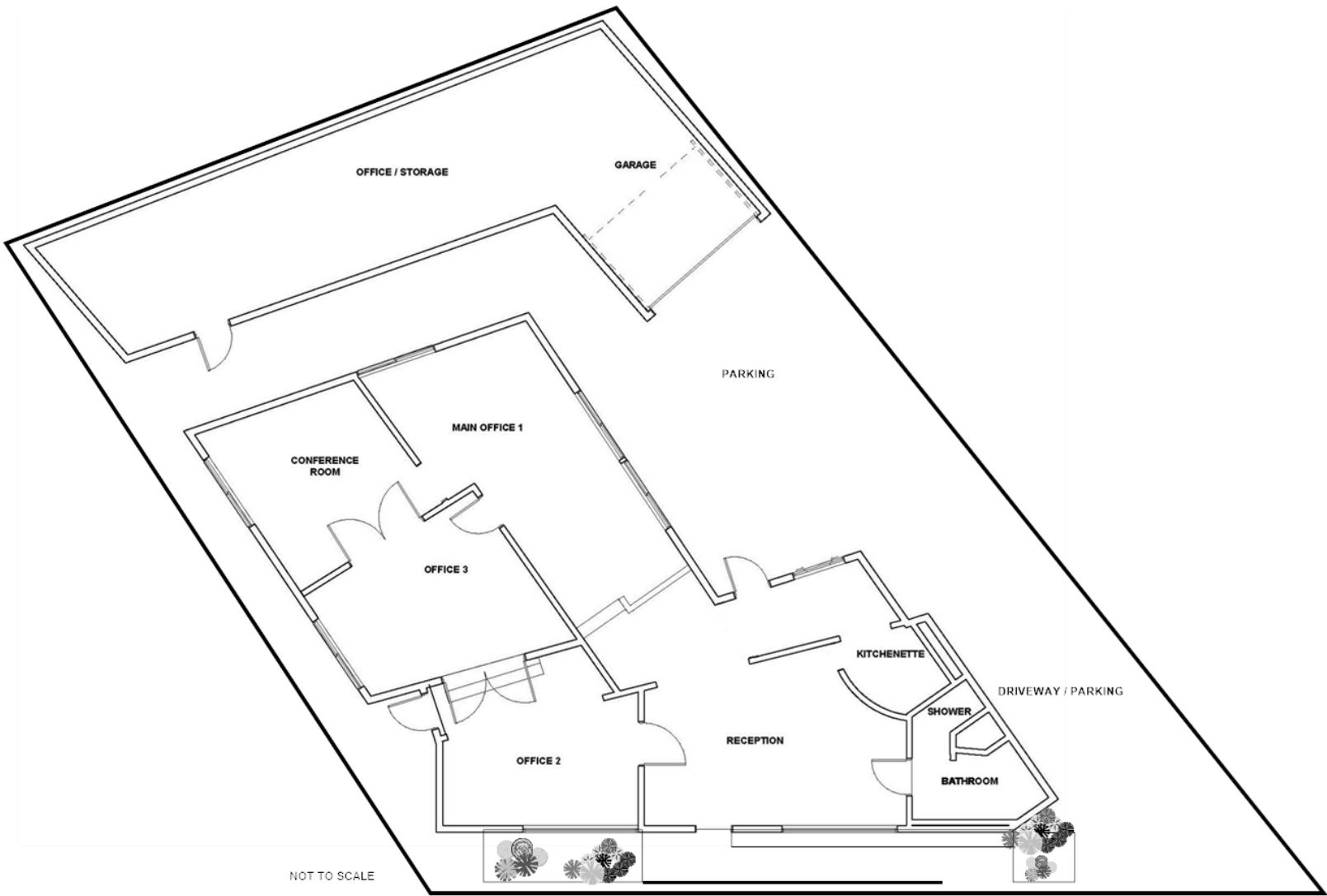
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FLOOR PLAN



2661 REYNARD WAY

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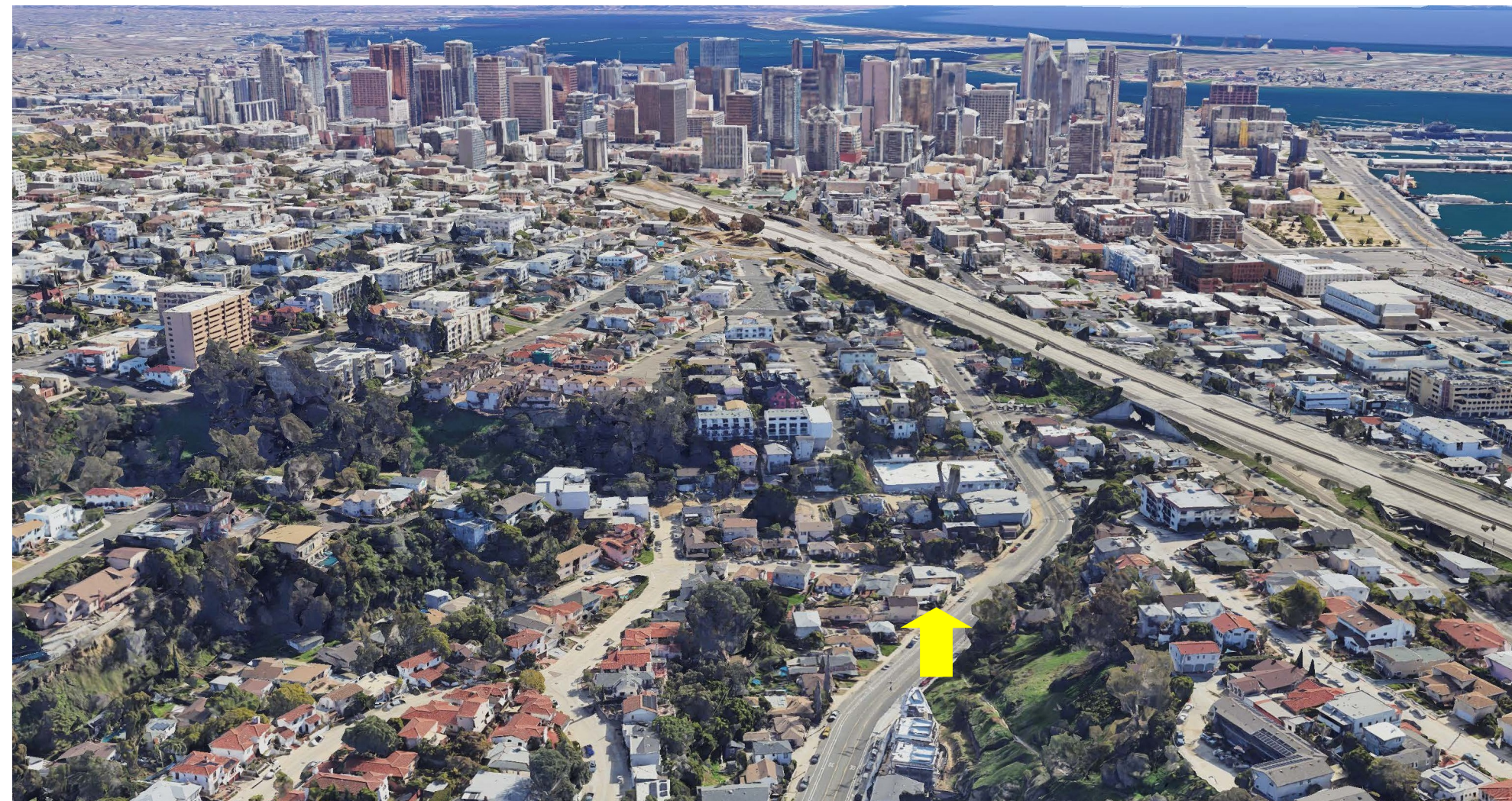
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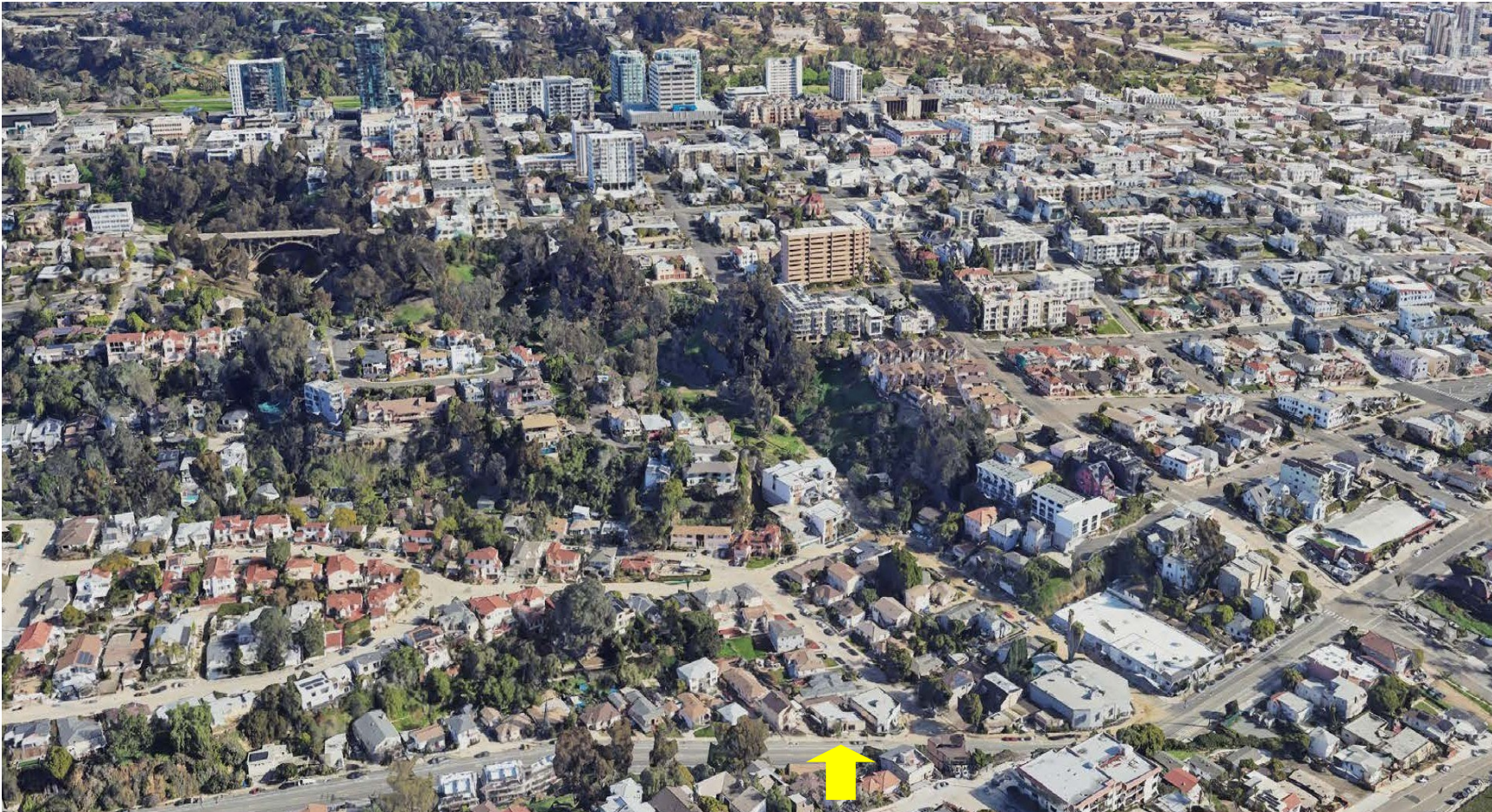
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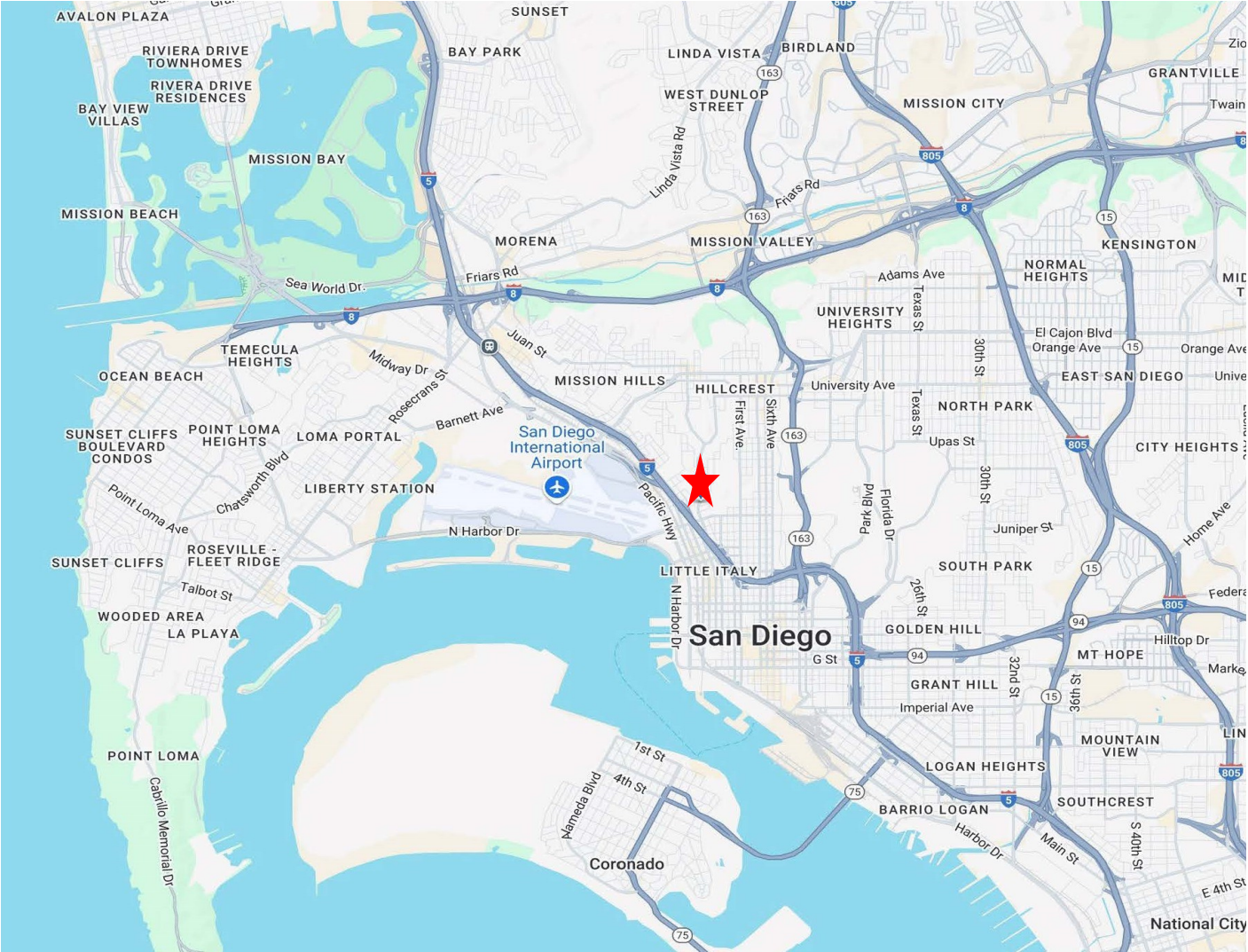
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