

FOR SALE - OFFICE - POSSIBLY LIVE-WORK

2661 Reynard Way, San Diego, CA 92103



BERKSHIRE
HATHAWAY
HomeServices

California Properties
Commercial Division



- +/- 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

Offering Memorandum

Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #01712147

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**Rare Office
& Possibly
Live-Work**

**Offer at
\$1,500,000**

Close to All:
Little Italy, Mission Hills,
Bankers Hill, Downtown San
Diego & Bay, Airport.



Berkshire Hathaway HomeServices CA Properties
Commercial Division
5973 Avenida Encinas, Suite 120
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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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FLOOR PLAN



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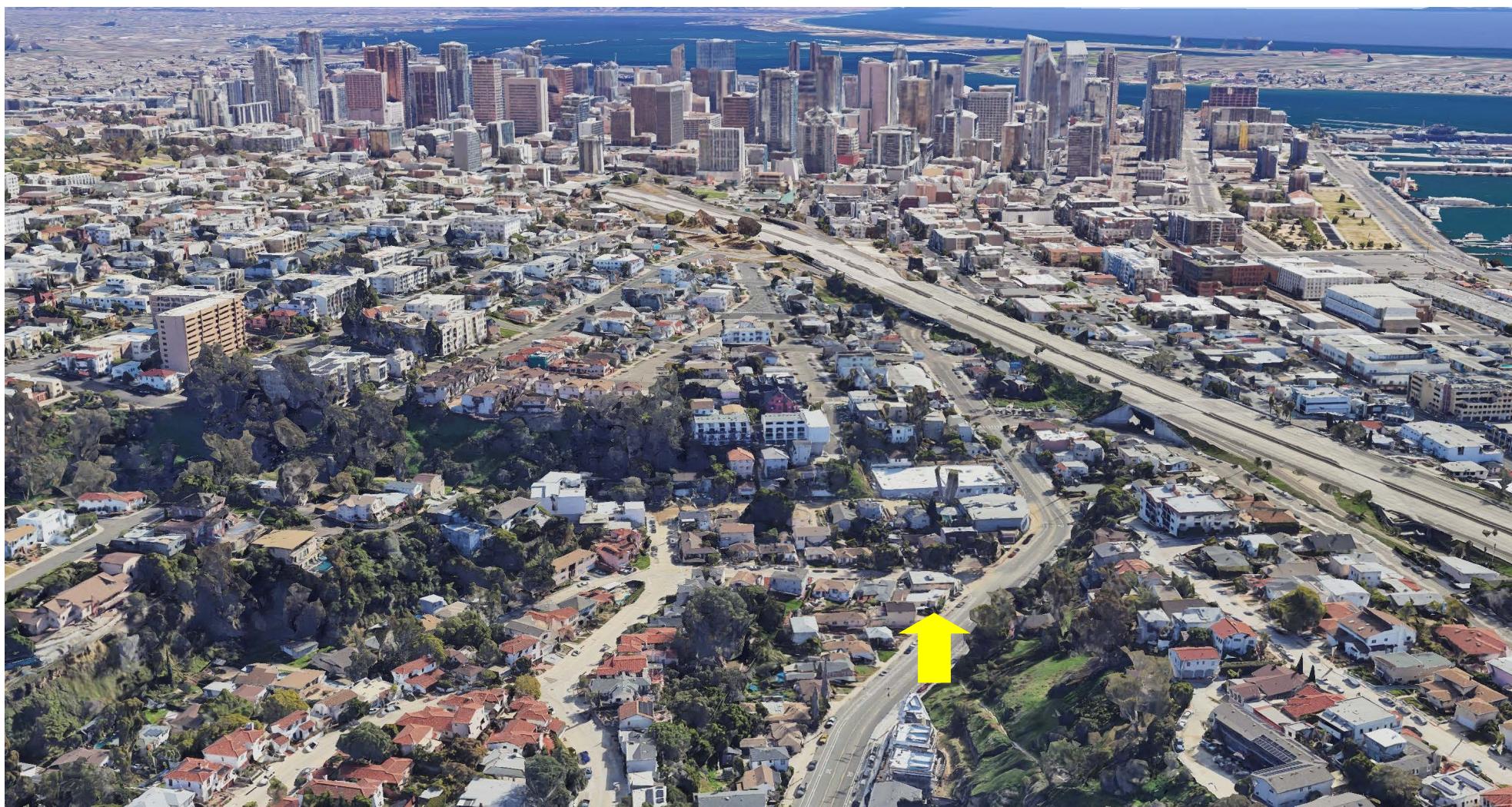
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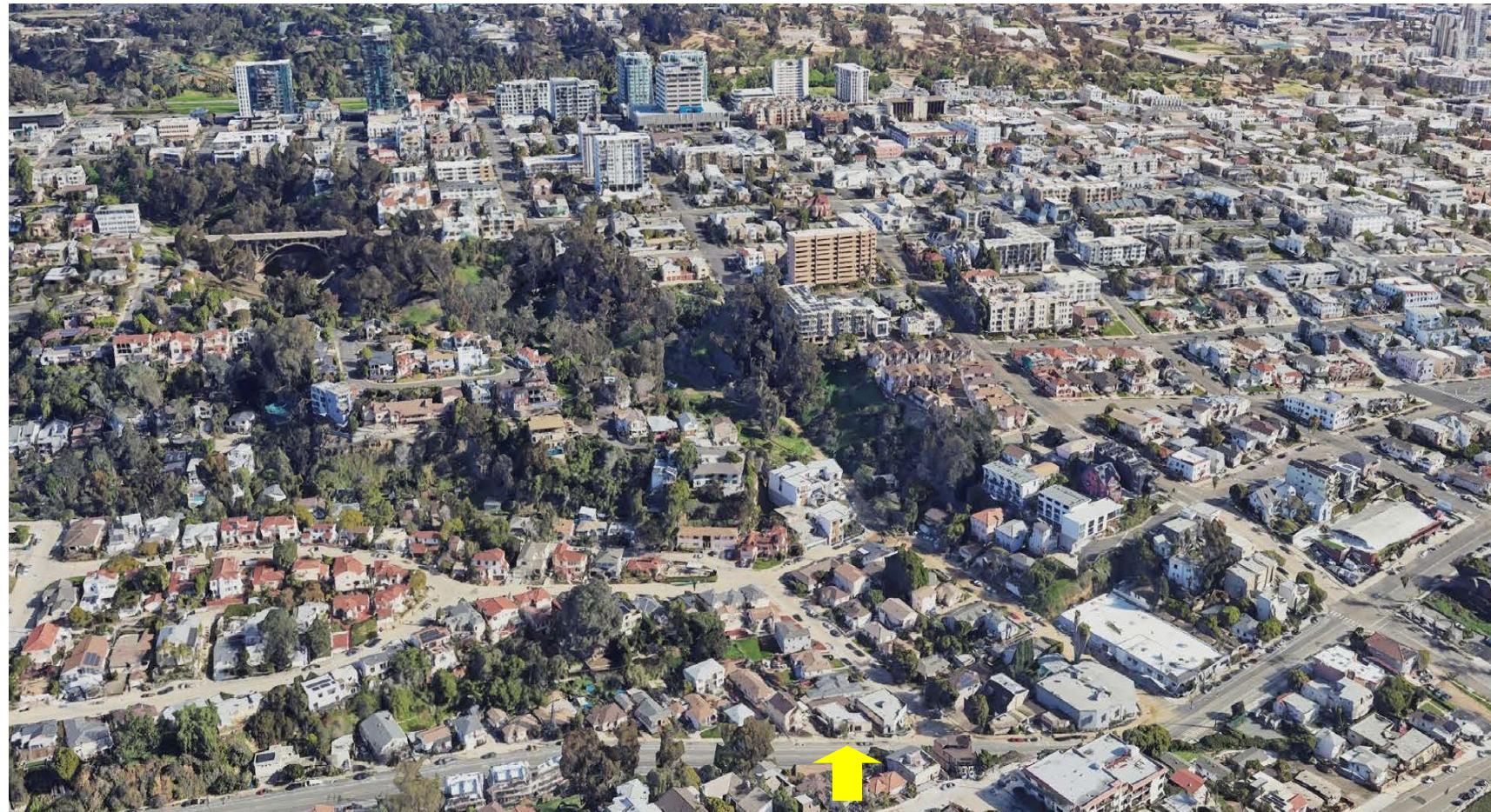
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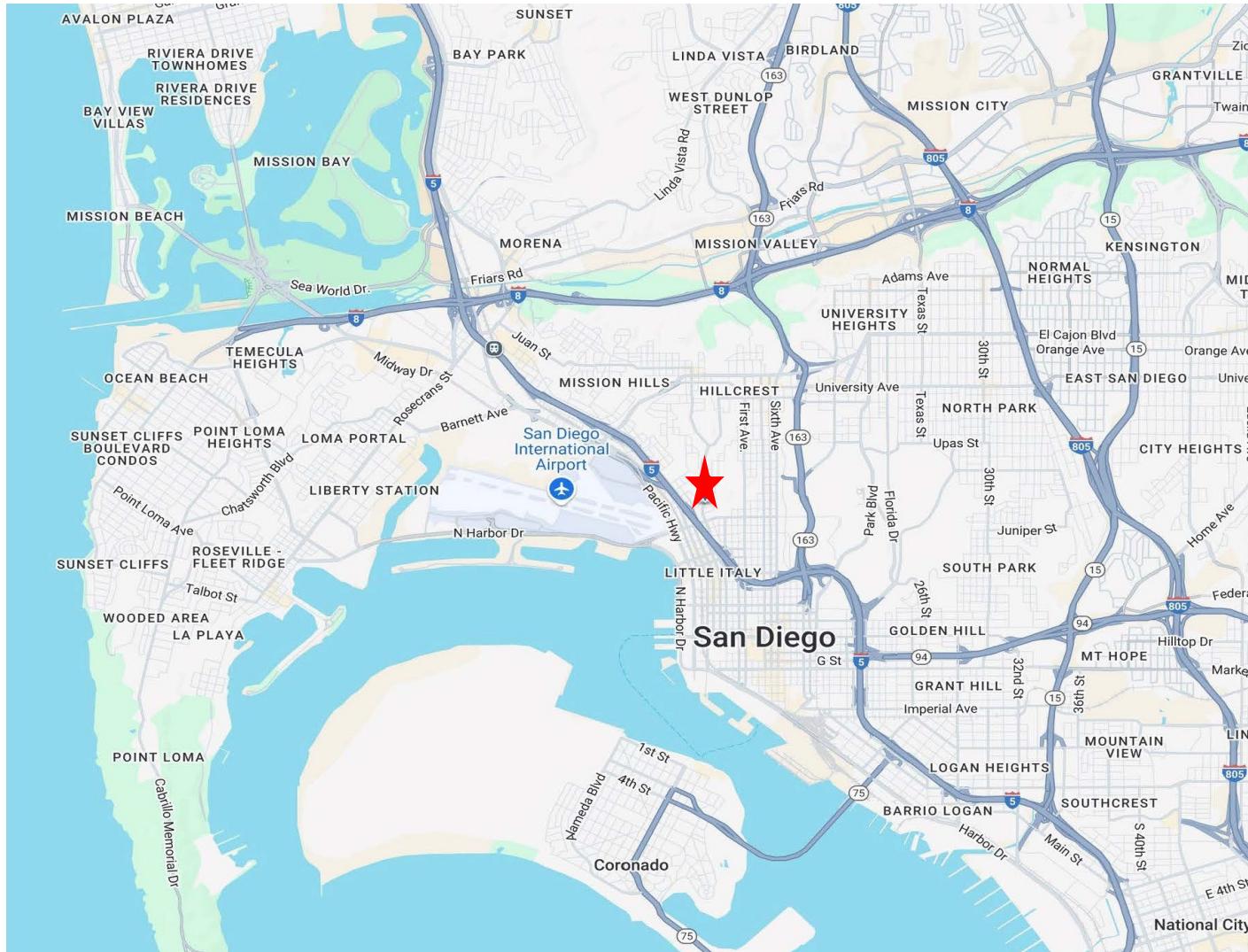
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