

# Your BUSINESS HERE



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7550 Sandholdt Road, Moss Landing, CA 95039  
Multi Family Units: 2 | Commercial Units: 3 | \$2,795,000

## Welcome to a unique *coastal property*, perfectly suited for light industrial, commercial & harbor services

Welcome to a rare coastal investment property, offering multiple income streams + 2 residential units. Perfectly suited for light industrial, commercial based services, or marine research & harbor services.

### Property Highlights:

- Warehouse Space: Large light-industrial warehouse with gated access to the harbor, ideal for boat and equipment storage, mechanical work, or convert to service nearby workforce.
- Office & Garages: Renovated office space with bathroom & two-300 sf connected garages, perfect for workspace or additional storage.
- Concession Stand/Retail Kiosk: Great for serving near by facilities, harbor visitors and tourists. 179 sf with brand new appliances.
- Freestanding Bathroom Building: Equipped with two private bathrooms, convenient for event hosting.

### Property Features:

- Large Patio Area: Versatile outdoor space that can serve as on-site parking or be used as a banquet/party area, adding further value to the property's event-hosting capabilities.
- This rare mixed-use waterfront property combines industrial, residential, and commercial opportunities. Whether you're looking for a live/work office, event space, or a hub for marine-related business, this property offers a one-of-a-kind setting in the heart of Moss Landing.



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# Multi RESIDENTIAL



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7552 Sandholdt Road, Moss Landing, CA 95039  
2 Single Family Residential Units + Mixed Use \$2,795,000

This versatile space offers endless possibilities for live/work setups, event venues, and harbor-based business operations. Located on the waterfront with direct access to the harbor, it's an ideal spot for fishing, marine research, or other coastal activities.

## *The Captain Quarters-Residential Unit*

- Two Single-Family Homes:
- 2 guest rooms, 2 full bathrooms, totally renovated
- Fully Renovated Residential Unit: Recently renovated with high-quality finishes throughout, offering a modern and stylish living space.
- Laundry & Utility Room: Conveniently attached laundry and utility room for added functionality.
- Ideal for Rental or Owner-Use: A great investment opportunity for renters or an excellent choice for owner-occupants seeking a comfortable home.

## *The Boat House 2 Story Mixed Use Building*

- Beautifully renovated in 2024—a sea-inspired 1-bedroom, 1-bath coastal retreat. Brand new flooring, stainless appliances, cabinetry & countertops.
- Ground floor doubles as a reception room/banquet space and lounge with a bar and covered patio.
- Upper floor features a modern kitchen and sun deck with iconic Moss Landing and harbor views.



**STEINBECK  
REAL ESTATE  
& MORTGAGE**

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