

PROPERTY FOR SALE- MULTIPLE OPPORTUNITIES

**1.12 Acre Land & 7,160 Sqft Buildings For Sale
Milpitas, CA
Multiple Opportunities**

200 N Abbott Ave
Milpitas, CA 95035



RAVI JAGTIANI

669.226.7415

ravi@jagtianigroup.com

CalDRE #02044082

518 North Santa Cruz Avenue
Los Gatos, CA 95030
408.357.5700

interocommercial.com

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Property Information

Summary



Description

Incredible investment opportunity! This expansive 1.12-acre property, nestled in Milpitas, CA, presents a remarkable package deal featuring a 7,160 sqft. boasting an ideal location and multiple potential uses.

Key Highlights

- 2,904 sq ft being used as a preschool licensed for 68 kids
- 4,260 sq ft being used by the Church
- The entire property is being sold along with the preschool business
- Multiple uses - preschool expansion, re-development to mixed used residential, church, religious facility, banquets etc
- Also, potential for redevelopment to residential housing or mixed used (buyer to verify from the city)
- Excellent location, next to elementary school and high density residential and commercial neighborhood

Offering Summary

Sale Price:	Call for price
Lot Size:	1.12 acres
Building Size:	2,904 SF Preschool + 4,260 SF Church

Demographics

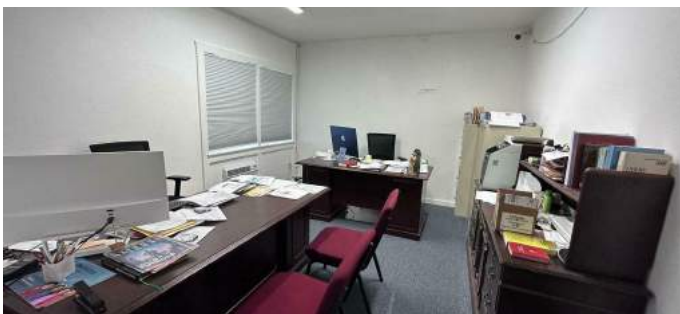
	0.25 Miles	0.5 Miles	1 Mile
Total Households	316	1,390	4,550
Total Population	1,168	4,693	14,850
Average HH Income	\$147,972	\$140,519	\$150,204

Complete Highlights



- 2,904 sq ft being used as a preschool licensed for 68 kids
- 4,260 sq ft being used by the Church
- The entire 7,160 sq ft can be potentially used as a preschool with over 200 kids capacity with potential to add more sqft (buyer to verify from the city and licensing)
- Also, potential for redevelopment to residential housing or mixed used (buyer to verify from the city). Zoning - R1
- Other potential uses - Church/religious facility, Banquets (buyer to verify) Land use - Religious
- Excellent location, next to elementary school and high density residential and commercial neighborhood
- 40 car parking spaces available during the week
- 120 car parking spaces available during the weekend (leased from the next door elementary school)
- Large play area
- The entire property is being sold along with the existing preschool business
- Call the listing agent to setup a tour

Additional Photos



Additional Photos





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Location Information

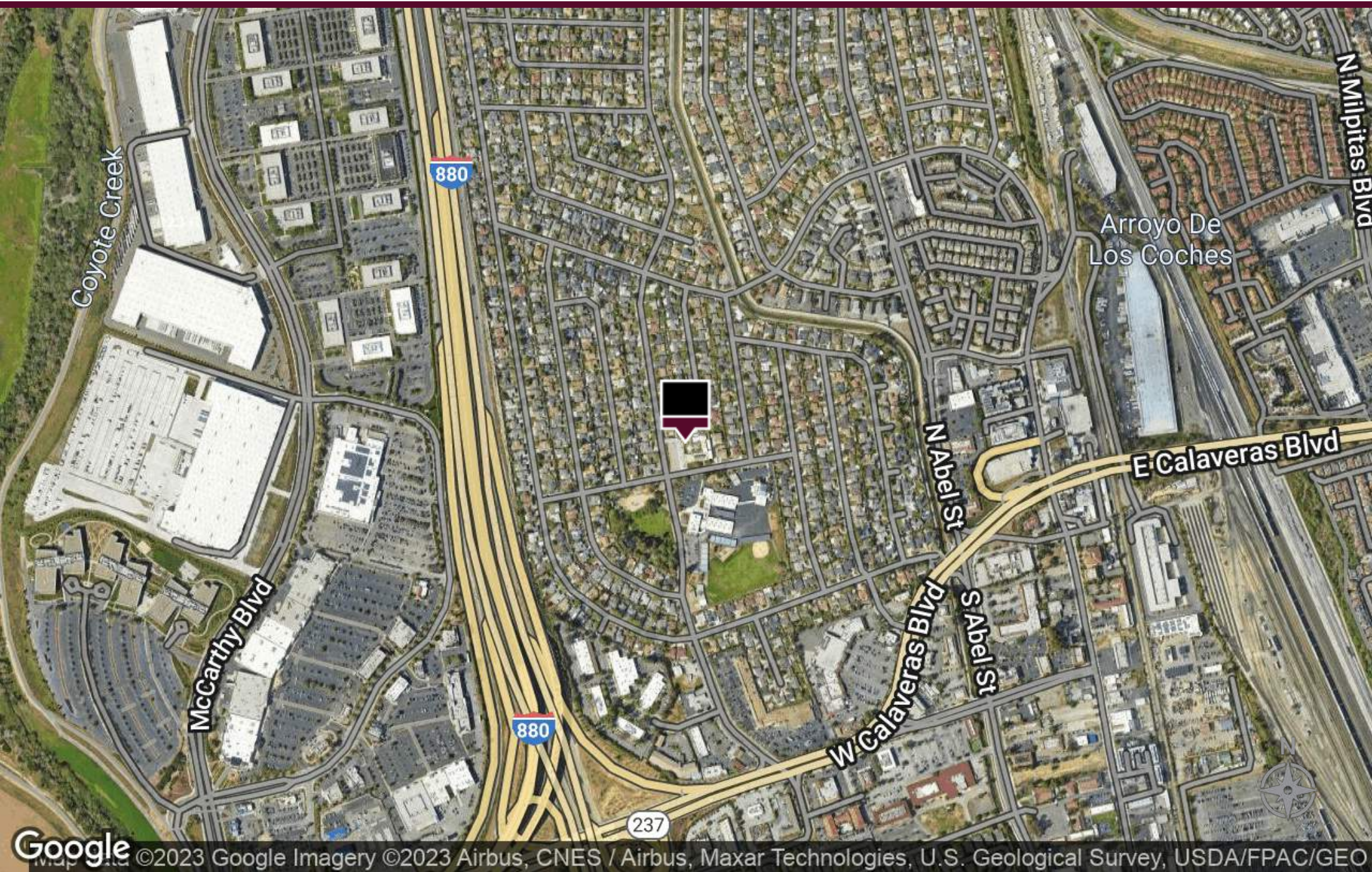
Location Map



Google

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Aerial Map



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Demographics

Demographics Map & Report

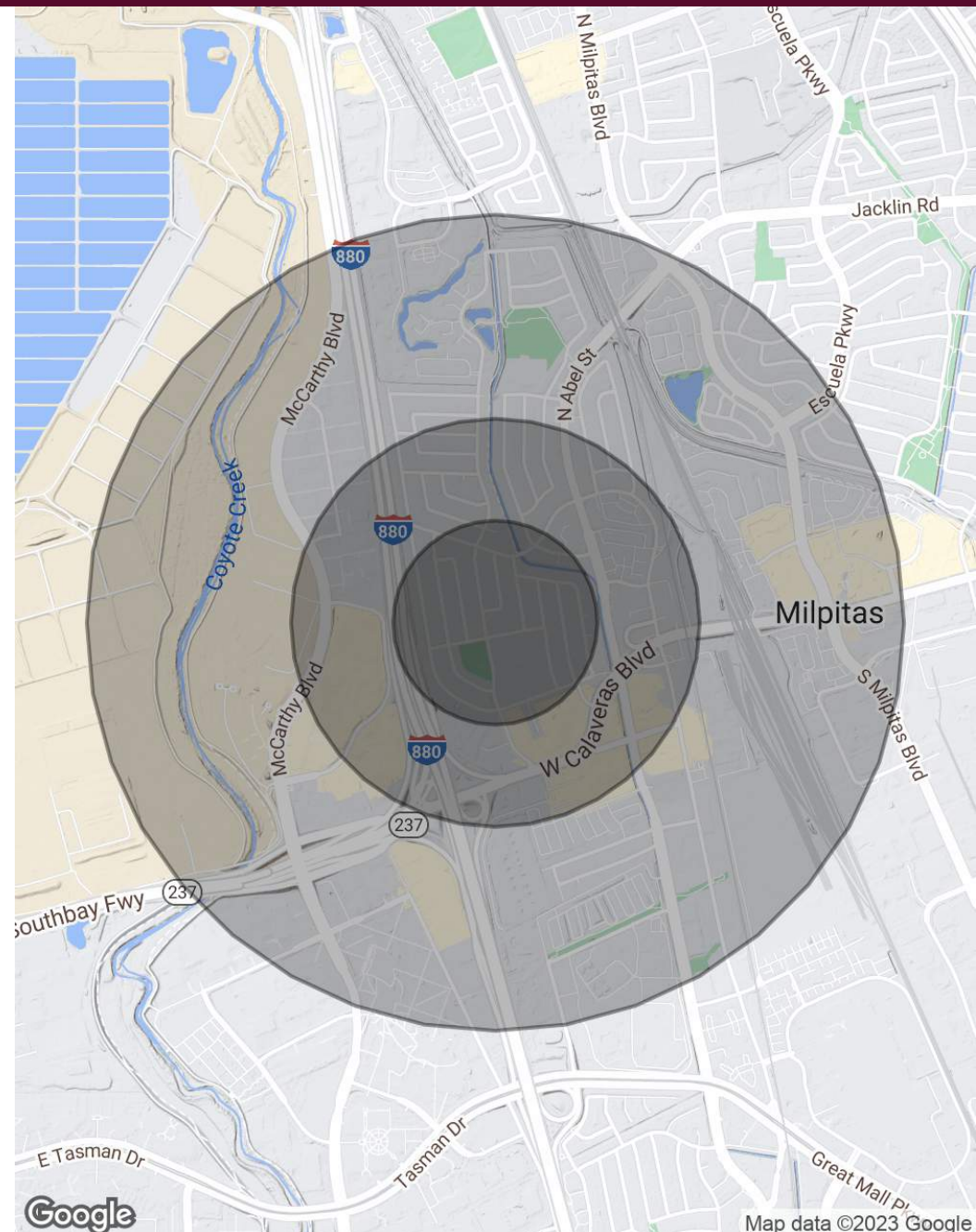
Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,168	4,693	14,850
Average Age	35.5	35.7	37.5
Average Age (Male)	34.9	35.2	36.6
Average Age (Female)	38.2	37.0	38.6

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	316	1,390	4,550
# of Persons per HH	3.7	3.4	3.3
Average HH Income	\$147,972	\$140,519	\$150,204
Average House Value	\$918,146	\$888,168	\$908,232

* Demographic data derived from 2020 ACS - US Census





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Advisor Bios

Ravi Jagtiani | Jagtiani Group | Intero Commercial



RAVI JAGTIANI

America's Top 1.5% Real Estate Professional

ravi@jagtianigroup.com

Direct: **669.226.7415**

CalDRE #02044082

Professional Background

As a successful Realtor in the Bay Area, Ravi Jagtiani's passion for real estate developed while working for his family's hospitality and real estate business. In his prior role as a Project Manager, Ravi oversaw the development of several residential, mixed-use and hotel development projects while obtaining extensive knowledge in site acquisition and improvements, land use, entitlements and the permit process. As a Realtor, Ravi specializes in Retail, Land, and Business Opportunities with broad experience selling pre- schools, brokering several large land development transactions, and investing in high cash-flow opportunities.

In addition, he has helped several Bay Area residents in selling their homes and re- investing their money in high cash flowing opportunities in Texas, Arizona, North Carolina, and Florida.

With over 20 year's in the industry, and having broad experience in real estate has enabled Ravi to create successful marketing and sales strategies for maximizing ROI for his clients. Buying and selling real estate can be stressful. We at Jagtiani Group, promise to reduce your anxiety by keeping you well informed throughout the process. We provide all the support needed through our strong network of mortgage lenders, contractors, cleaners, inspections, title & escrow companies and other service providers to make the process easy for all our clients. We can assure you that with us, you will be buying with knowledge and selling with confidence !!

Ravi is also serving as a planning commissioner in the city of Foster City, CA. He therefore has an extensive background in real estate, uses for real estate, and how to work with the community to work on concepts of smart growth to balance land use availability with nature of our community and the environment.

Your referrals are the life blood of our business. You and your referrals will never find a more dedicated, focused, available, energetic, passionate and pleasant agent to represent you/them. If you are looking to sell, please write or call us for no obligation consultation.

Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

Memberships

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