



### Features

- 2+ Bedrooms
- 1 Bathroom
- 879 SqFt
- 6,011 SF Lot
- ML81971432



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### BB WONG

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CENTURY 21 Real Estate Alliance  
828 Bay Avenue  
Capitola, CA 95010

## DEVELOPMENT OPPORTUNITY!

815 River Street, Santa Cruz

This prime commercial property offers endless possibilities. Currently used as a residential home, the property's CC zoning allows for a variety of commercial opportunities.

Easy highway access, high visibility. The lot features a private fenced yard with an automatic gate and ample off-street parking.

\*Overall Roadway Observation: This roadway has a directional flow differential between NB and SB. Overall, the NB traffic is heavier than the SB traffic. Over the full 7 days, this location had 164,570 vehicles pass by it, which gives it a Combined Volume total ADT of 23,510.

Listed for \$1,100,000

**CENTURY 21**  
**COMMERCIAL.**  
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