

617 WATER ST.

FOR SALE

Santa Cruz, CA

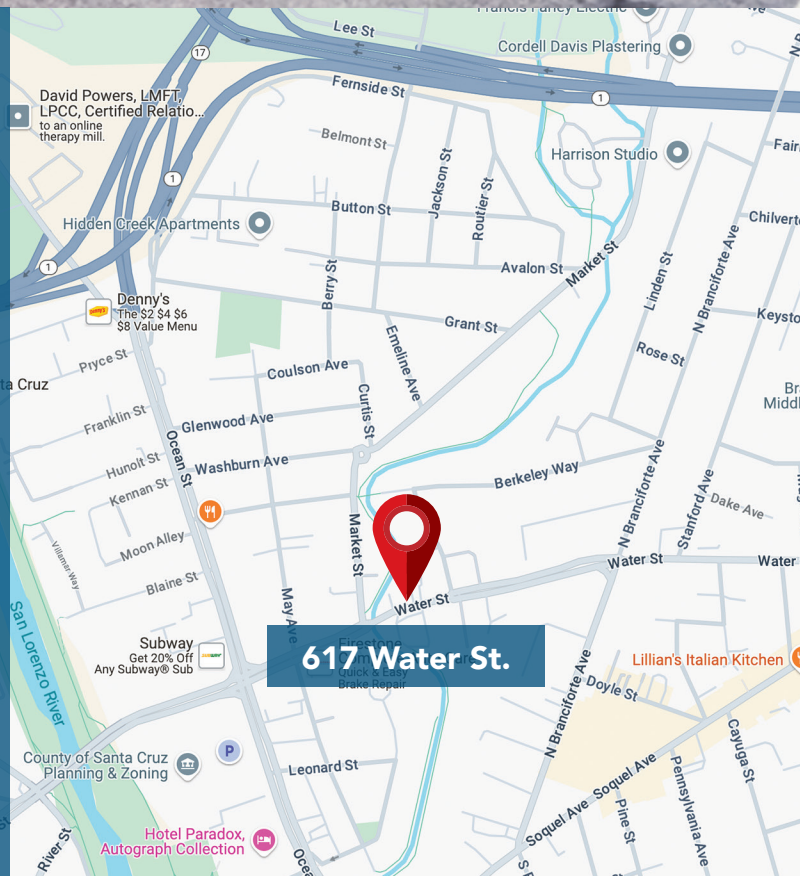
\$1,075,000



Property Highlights

- Two Buildings on a 8,320 sq. ft. Parcel
- 2,000 sq. ft. of Improvements Plus Basement Storage
- Each Building Has a Full Bathroom with Shower
- Central Santa Cruz Location with Excellent Visibility and Monument Signage

Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



SHOEMAKER
COMMERCIAL
REAL ESTATE

617 Water St.

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IMPROVEMENTS, SIZE AND BOUNDARIES

Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.



PROPERTY DESCRIPTION

617 Water St, Santa Cruz, Ca

APN	009-201-31
ADDRESS	617 Water St. Santa Cruz, CA 95060
LOCATION	Water St. Frontage near Market St. Close to Hwy 1, 17 and Downtown Santa Cruz
CURRENT USE	Office buildings
ZONING	CC - Community Commercial
PARCEL SIZE	8,320 sq. ft. = 0.191 acre
IMPROVEMENT SIZE	Building A: 1,232 sq. ft.* Building B: 768 sq. ft. Total: 2,000 sq. ft. *Building A also has a basement of approximately 325 sq. ft.
IMPROVEMENT DESCRIPTION	Building A: 1,232 sq. ft. of office space plus basement. Multiple smaller offices plus a large office/ conference area. Bathroom with tub and shower. Hardwood floors. Building B: 768 sq. ft. building with two entrances. Large open areas with kitchenette and built-in storage. Bathroom with shower.
UTILITIES	Electric Meters: 3 Gas Meter: 1 Water Meter: 1
YEAR BUILT	1926 – 1945
PARKING	9 Spaces
LEASES	None. Seller is vacating. Building will be delivered vacant.



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PHOTOS

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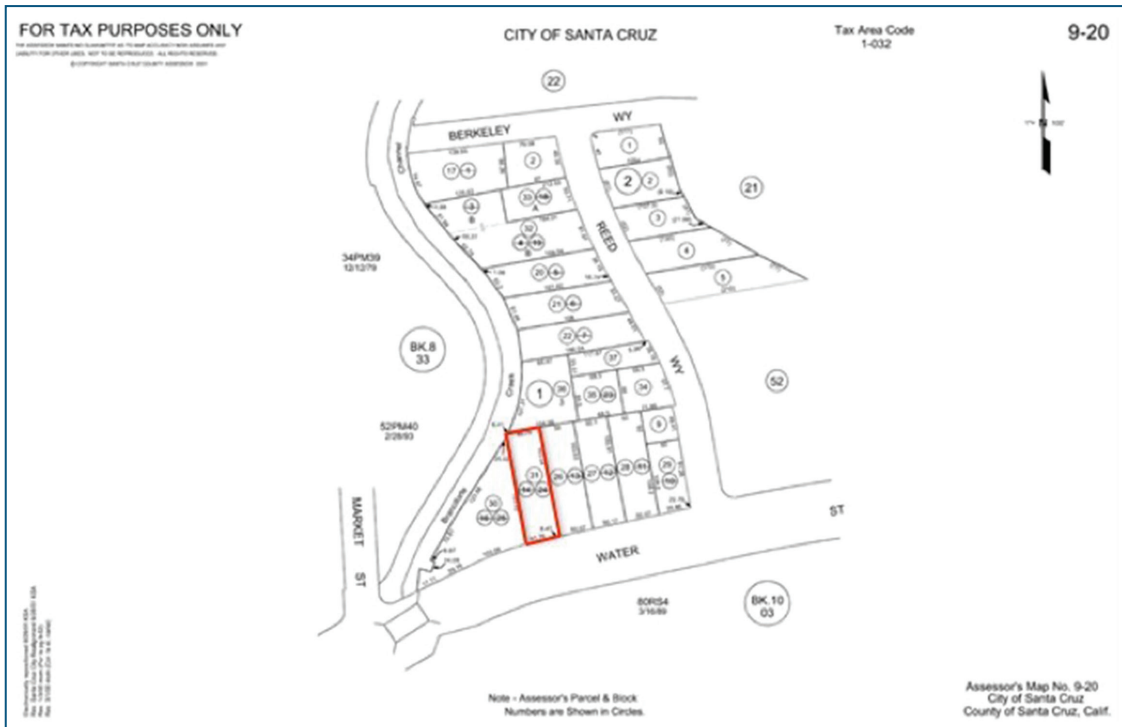
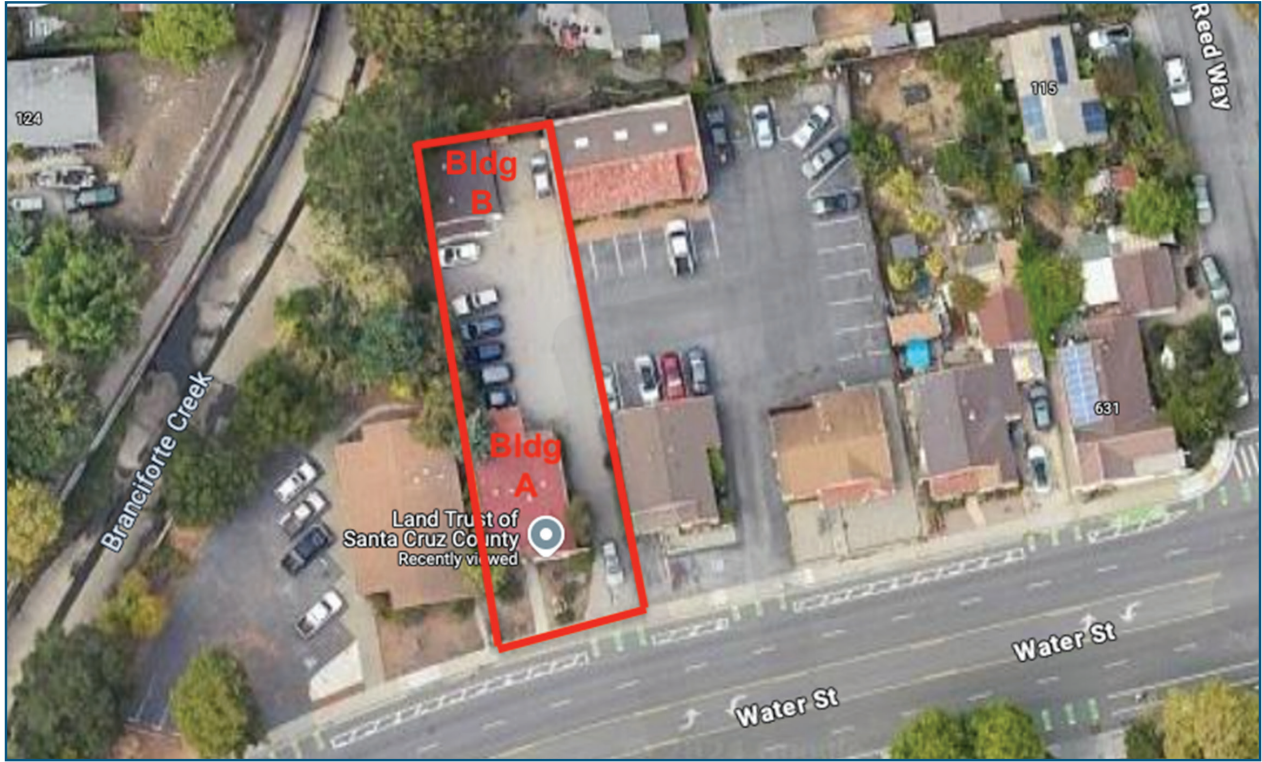


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AERIAL AND TAX MAP

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