



## Vacant Commercial Office Property

PLANNING APPROVAL FOR 7 RESIDENTIAL UNITS

**ASKING PRICE: \$1,599,999**

# 1015 CASS ST

## OFFERING MEMORANDUM

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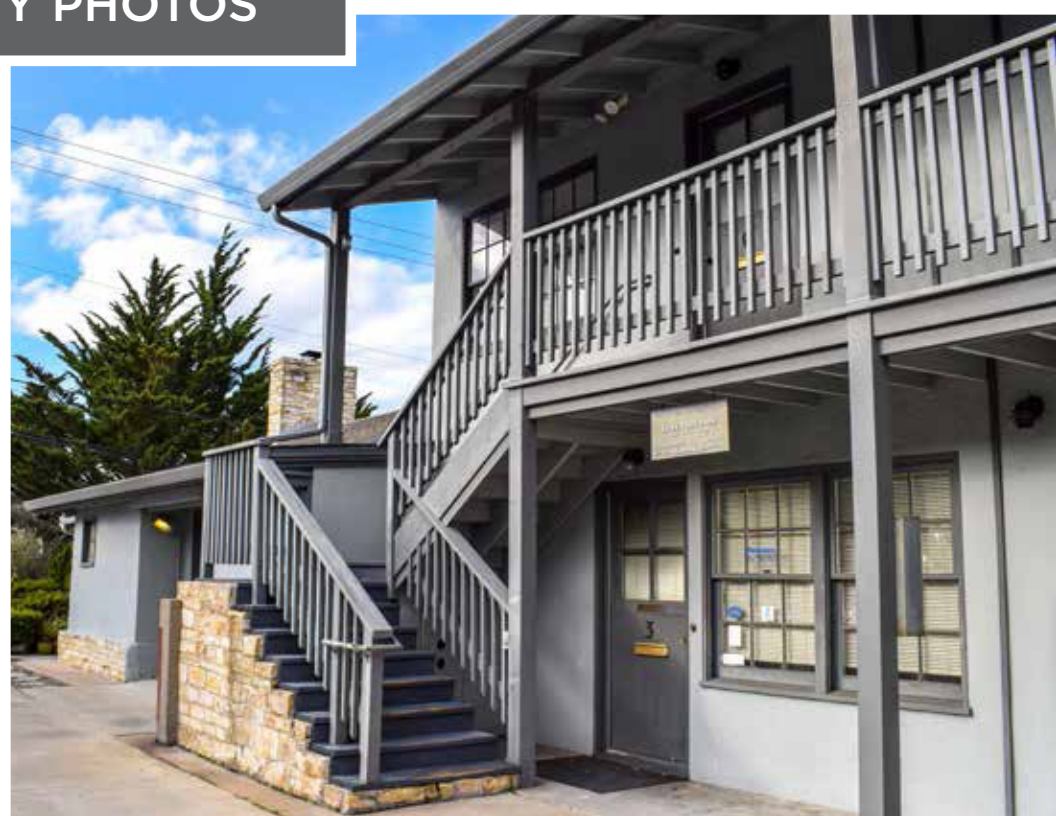
# PROPERTY OVERVIEW

**Mahoney & Associates** is pleased to offer for sale 1015 Cass Street in Monterey CA. Located in the heart of the downtown Monterey's medical district, the property is currently vacant and is well suited for an owner/user or redevelopment. Currently configured as 14 separate office spaces, the sale of the property Includes City of Monterey planning approval to convert the existing buildings to seven (7) residential apartment units. The building plans have been created and are in the process of being approved by the City of Monterey Building Department.

PROPERTY OVERVIEW	
Address	1015 Cass St., Monterey, CA 93940
APN	001-671-034
Parcel Size	± 17,940 SF
Building SF	± 6,028
Zoning	CO-ES
Parking	± 15 Onsite Spaces
Year Built	1948



PROPERTY PHOTOS





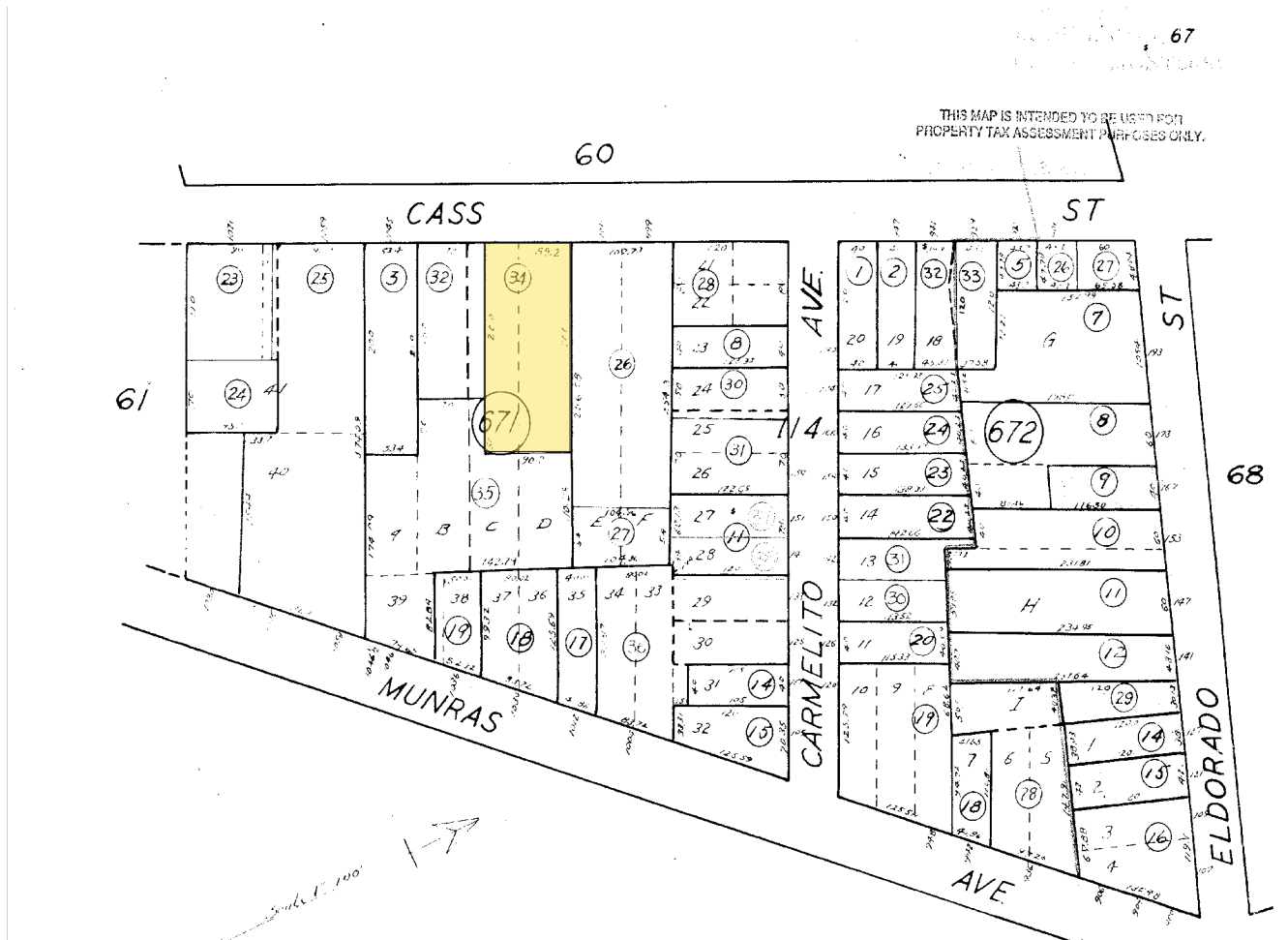
PROPERTY PHOTOS



# PROPERTY PHOTO



# PARCEL MAP



The information contained herein has been obtained from sources we deem reliable.  
We cannot assume responsibility for its accuracy.

# DISCLAIMER

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**Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows:**

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**EXCLUSIVELY LISTED BY:**

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