

**FOR SALE**

**33 COMMERCIAL BLVD**

Novato, CA 94949



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**NICK EGIDE**

CA LIC #01859524

(415) 762-8067

[nick@meridiancommercial.com](mailto:nick@meridiancommercial.com)



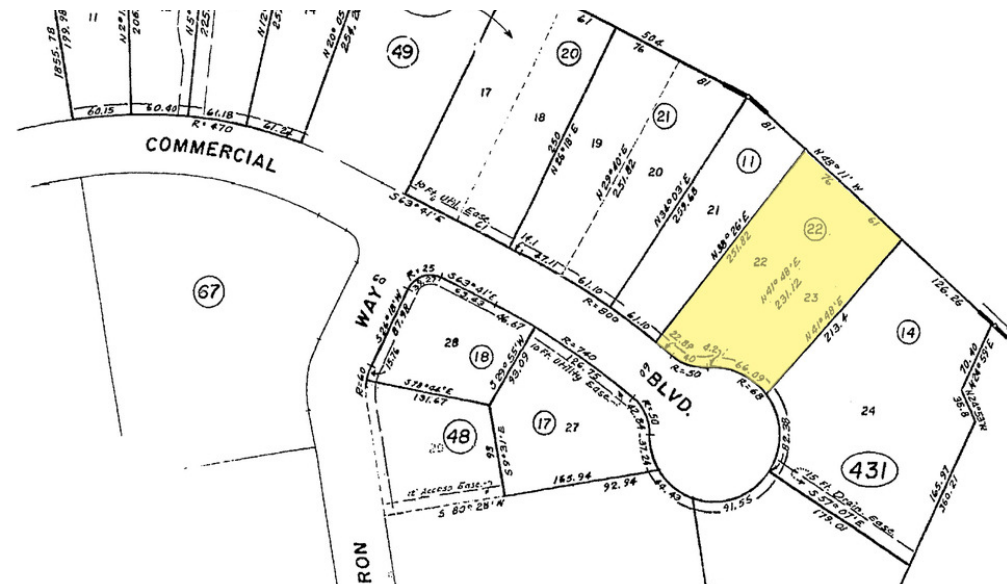
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# FOR SALE

Property Summary

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## LOCATION DESCRIPTION

33 Commercial is well located at the end of a cul de sac on Commercial Boulevard in the Bel Marin Keys Industrial Park. The property provides a very easy ingress and egress, much easier than most buildings in the Bel Marin Keys Park.

## PROPERTY HIGHLIGHTS

- Owner-User opportunity, full building can be available
- HVAC in majority of warehouse and office space
- 21 parking stalls
- 14-16' clear height
- 1600 AMP 240 volt power
- 5 grade level doors
- Secured parking area at rear of building.

## PROPERTY DESCRIPTION

33 Commercial Boulevard is a reinforced concrete light industrial building in Bel Marin Keys. The property boasts a large amount of HVAC, some of which was installed by the current owner that can provide temperature control for not only the office areas but also a majority of the warehouse areas. 21 parking stalls provide for plenty of parking as well as a generous amount of space behind the building to store vehicles protected by secured fencing.

## OFFERING SUMMARY

|                |                 |
|----------------|-----------------|
| Sale Price:    | \$3,000,000     |
| Lot Size:      | ±14,810 SF      |
| Building Size: | ±10,193 SF      |
| \$/SF:         | \$294.32        |
| Property Type: | Office/Showroom |
| Zoning:        | PD              |

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Additional Photos

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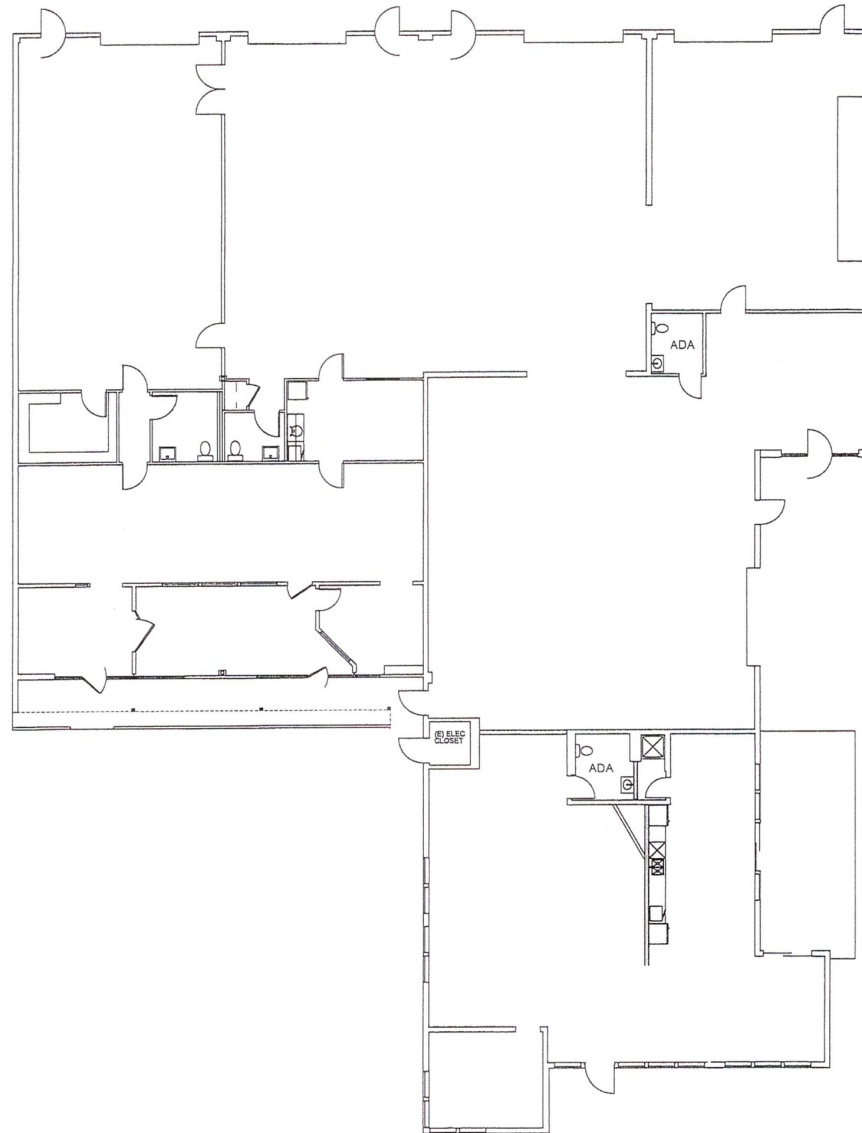
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# FOR SALE

Floor Plans

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# FOR SALE

Demographics Map & Report

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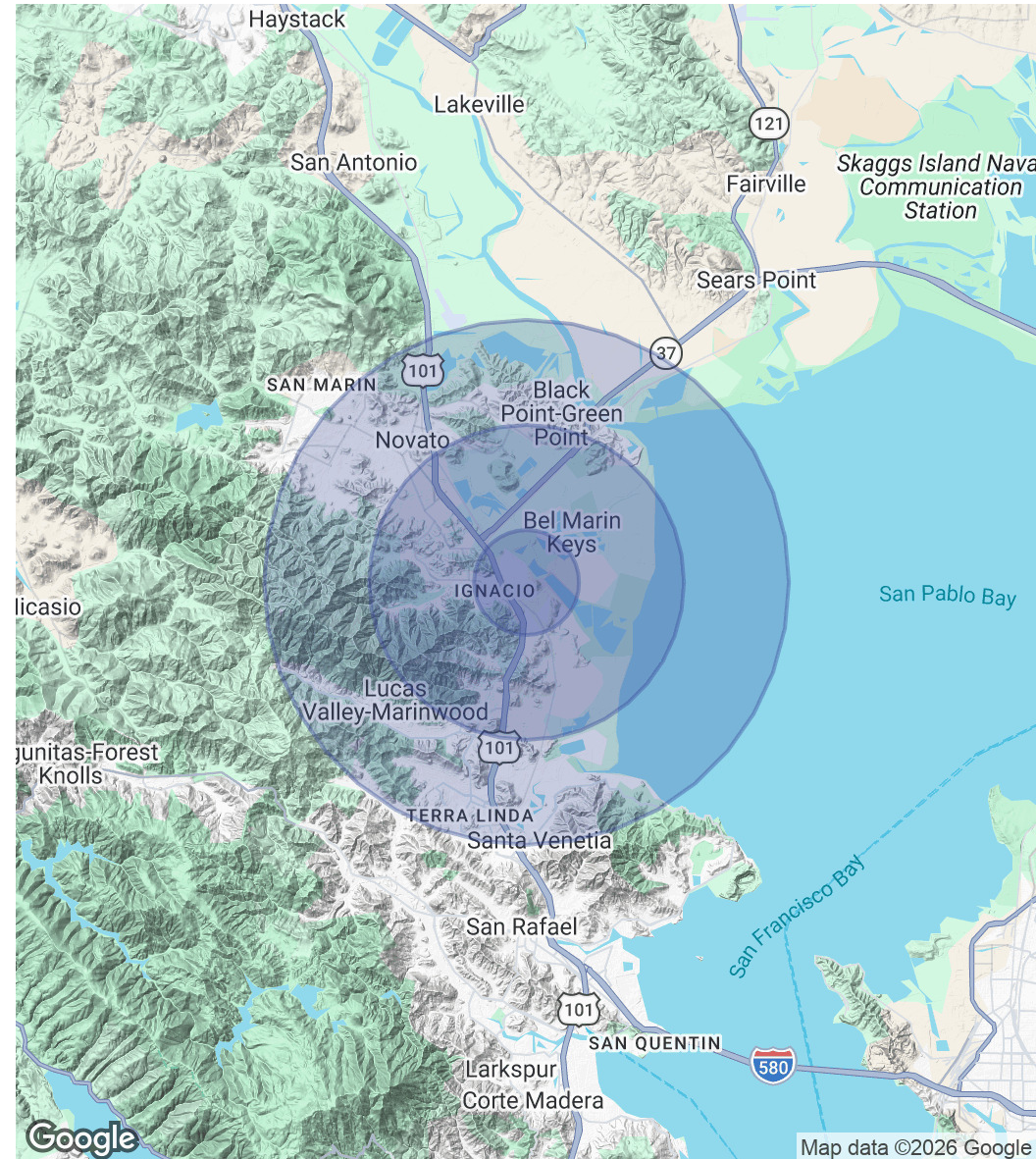
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,777  | 35,190  | 78,365  |
| Average Age          | 47.7   | 44.4    | 47.8    |
| Average Age (Male)   | 43.4   | 43.4    | 46.3    |
| Average Age (Female) | 49.9   | 44.9    | 48.9    |

| HOUSEHOLDS & INCOME | 1 MILE      | 3 MILES     | 5 MILES     |
|---------------------|-------------|-------------|-------------|
| Total Households    | 2,262       | 13,239      | 30,299      |
| # of Persons per HH | 2.6         | 2.7         | 2.6         |
| Average HH Income   | \$162,675   | \$172,031   | \$174,301   |
| Average House Value | \$1,074,581 | \$1,080,450 | \$1,152,527 |

2023 American Community Survey (ACS)



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# FOR SALE

Retailer Map

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# FOR SALE

Aerial Map

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