

Colliers

511 Forest Lodge Road

Pacific Grove | CA

NEW LISTING FOR SALE



*Office User/Investment, Residential
Conversion or Commercial Opportunity*

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FOR SALE

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PROPERTY HIGHLIGHTS

- ± 21,469 SF Freestanding Building (Rentable)
- ± 2.22 Acres (± 96,703 SF)
- APN: 007-102-019
- 1/273 Parking (Currently)
- Fire Sprinklered
- Updated Restrooms
- Elevator Served
- Built in 1986
- Zoning: C-FH: Forest Hill Commercial allows Residential, Commercial, Office and Retail
- Currently 96% Leased
- Annual Net Income: \$433,000
- Two small tenants are month to month
- Primary Tenant is California American Water
 - Occupy 90% ±18,847 SF
 - Lease expires 12/31/2027
 - 2% Annual Increases
 - Potential for early lease termination discussions for a buyer's need to occupy or develop property
- **Sale Price: \$6,500,000**



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ASSESSOR PARCEL NUMBER

007-102-019-000

SN 00026144 N 2117335 E 5703164

BASIS OF BEARINGS:

THE BEARING NORTH 5848' 30" EAST, SHOWN FOR THE SOUTHEASTERLY LINE OF PROPERTY DESCRIBED IN THE VESTING DEED, RECORDED AS DOCUMENT NO. 9995797, OFFICIAL RECORDS OF MONTEREY, AS FOUND MONUMENTED AND SHOWN HEREON, WAS TAKEN AS A BASIS OF BEARINGS FOR THIS MAP.



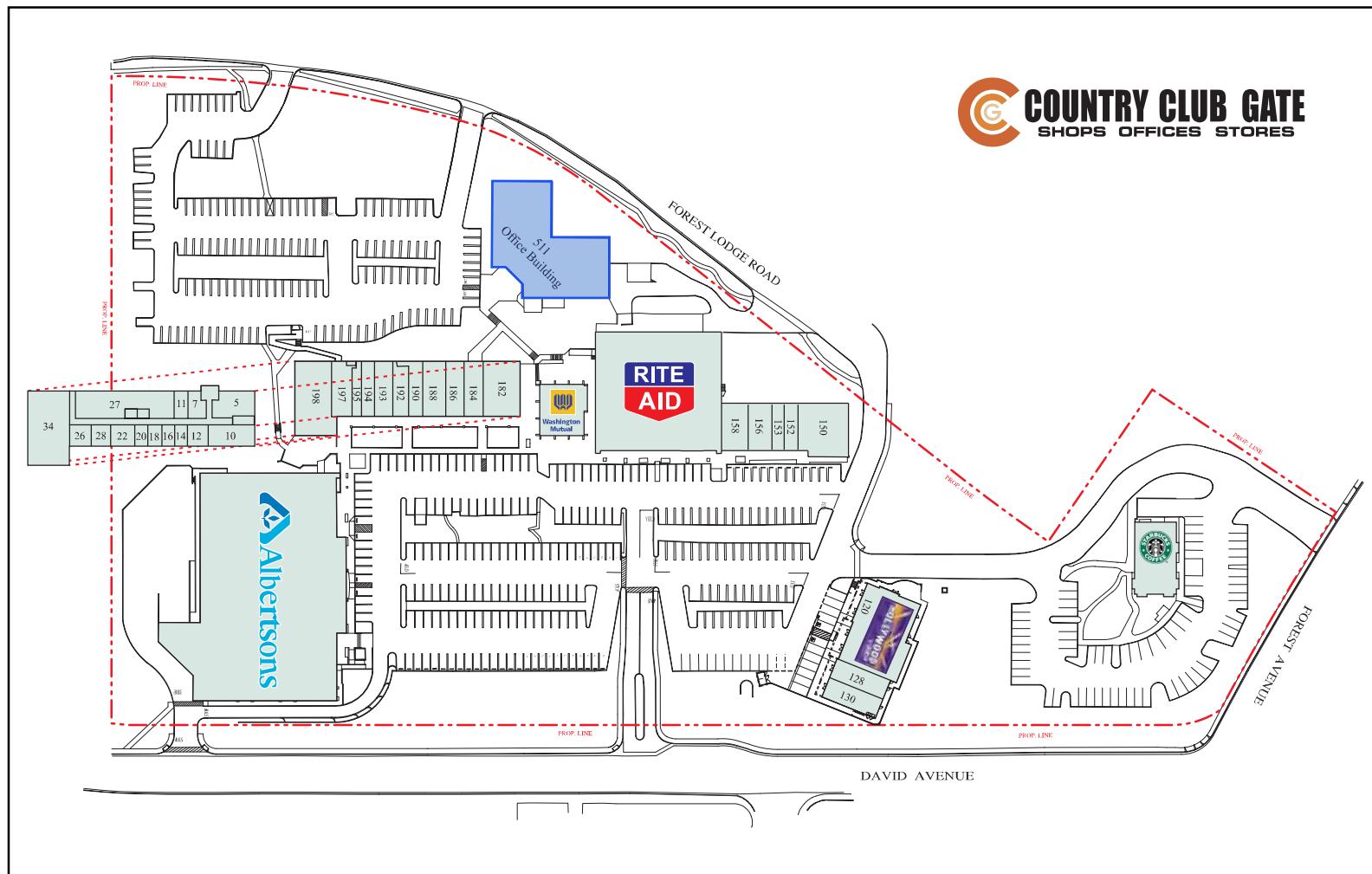
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SITE PLAN



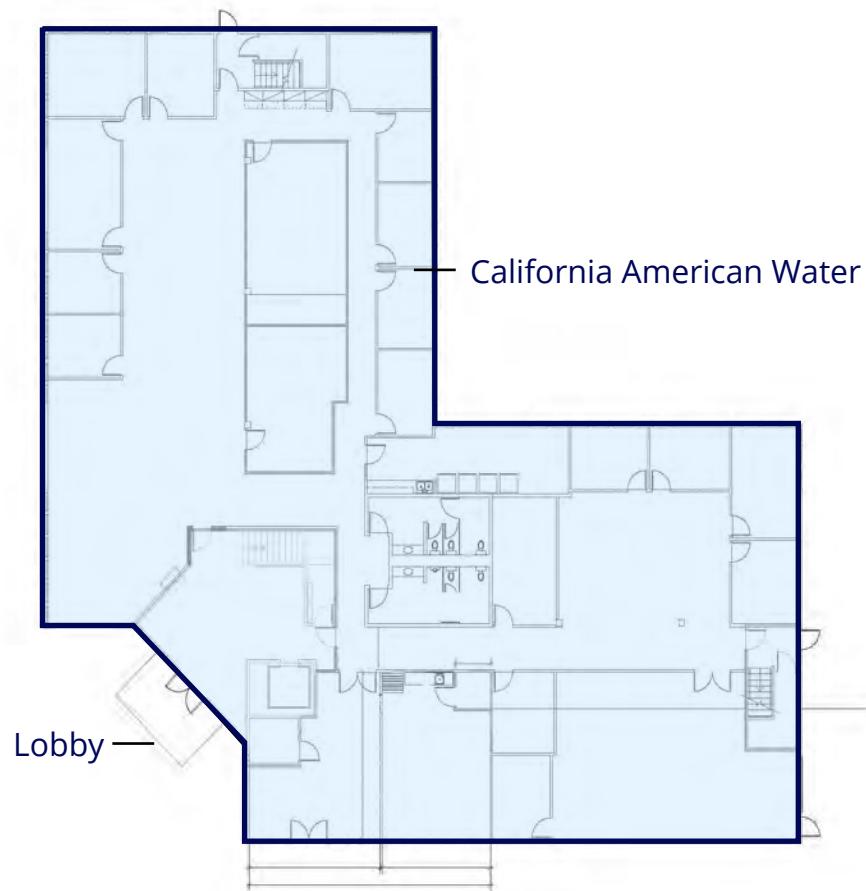
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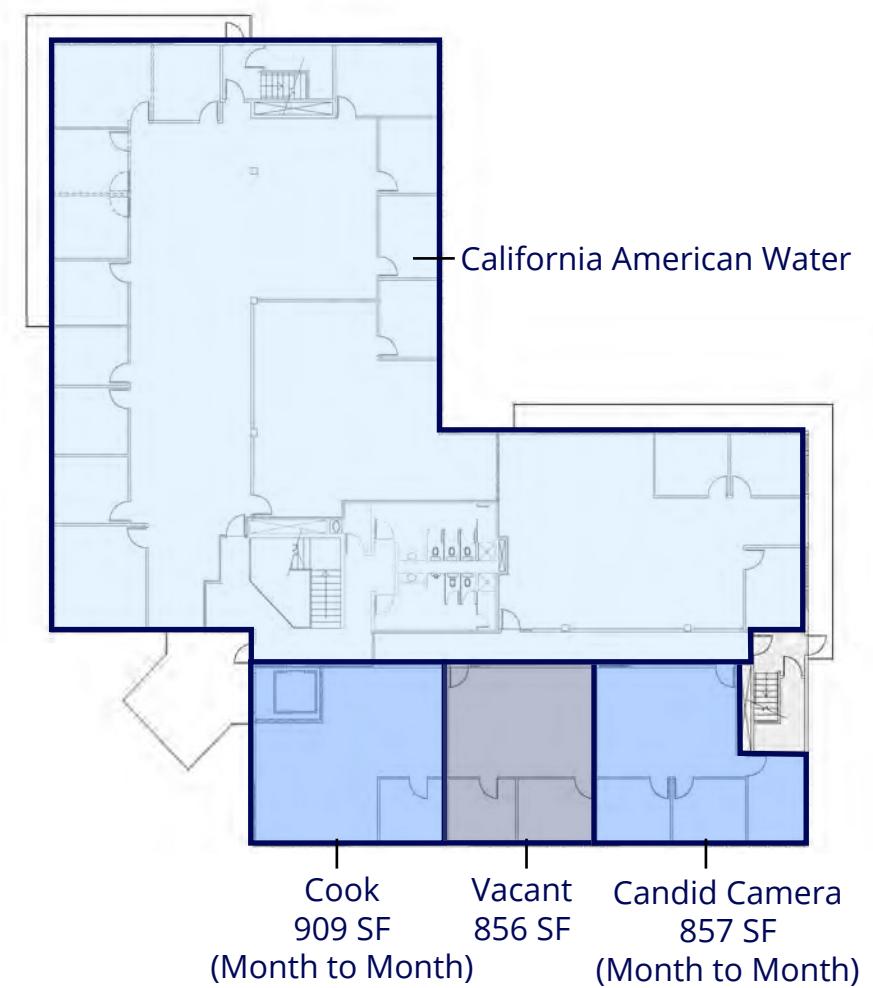
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FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

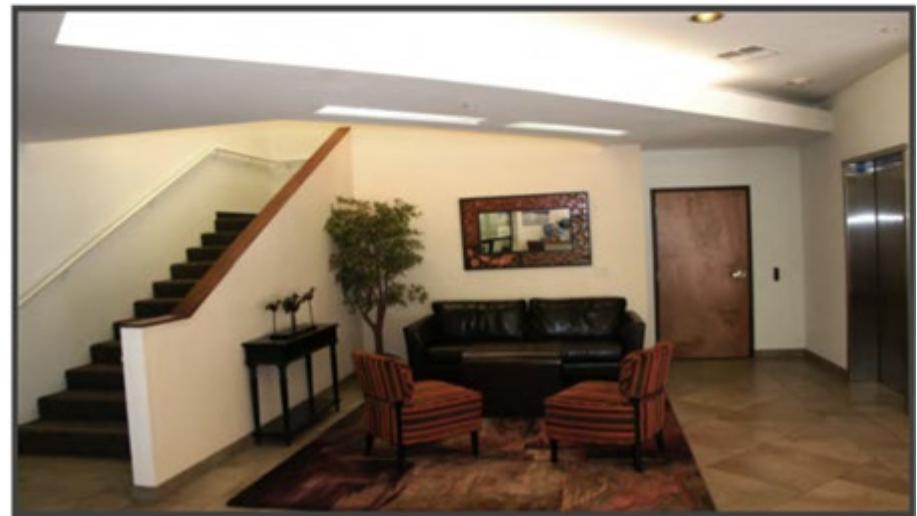


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PROPERTY PHOTOS

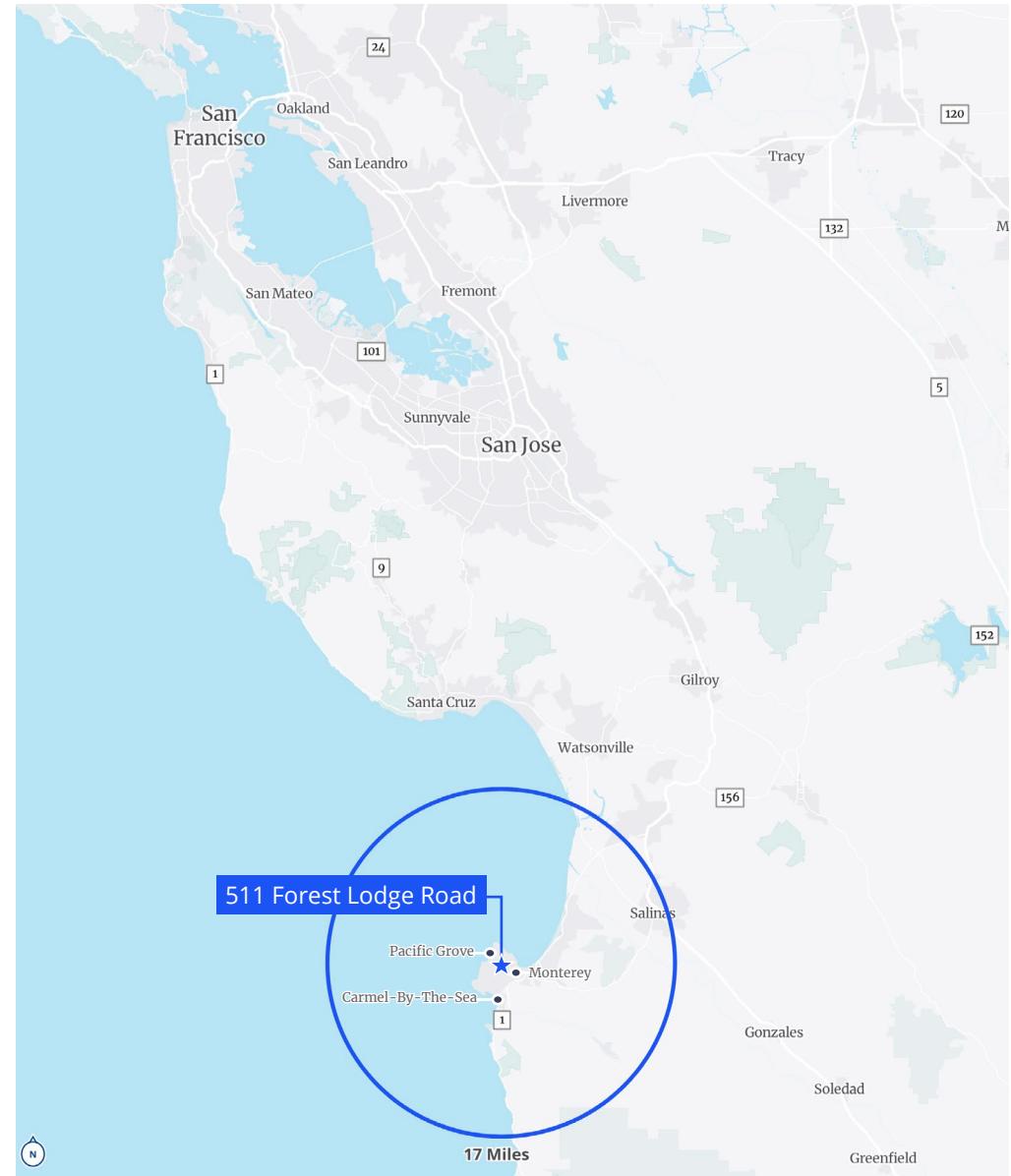
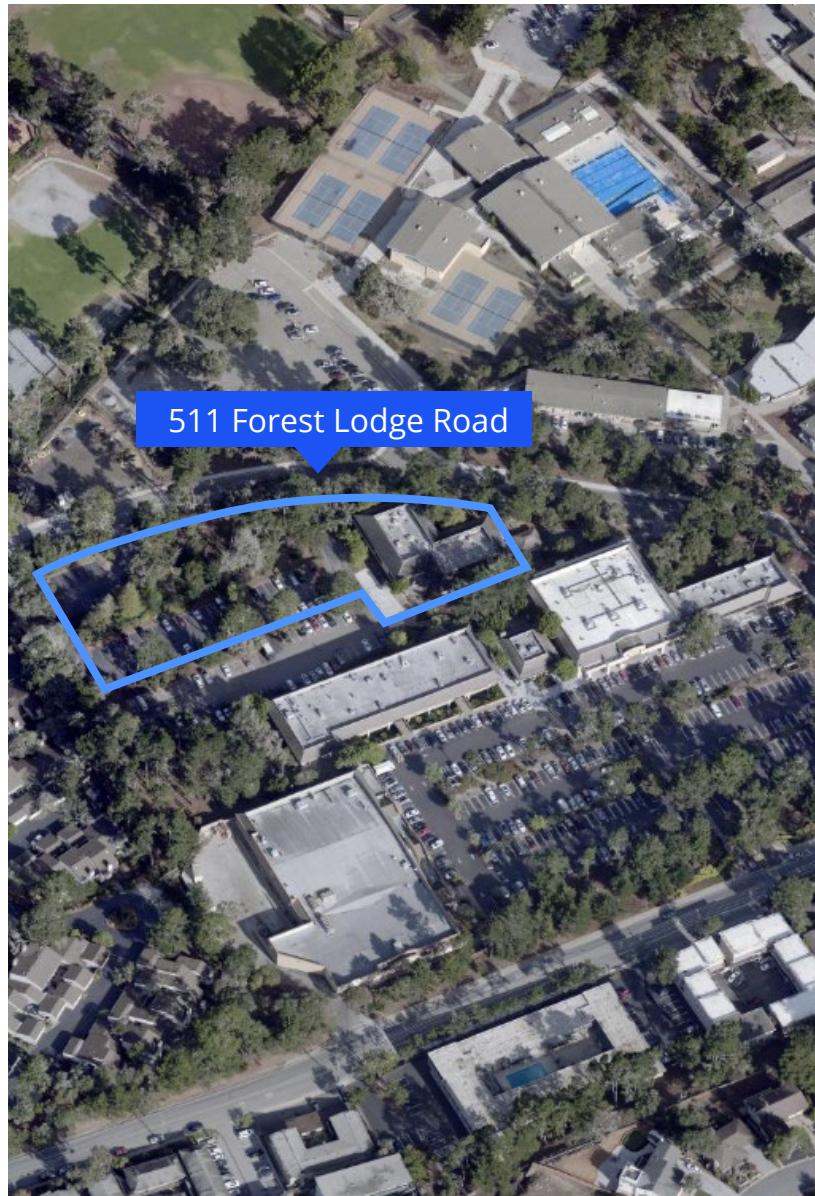


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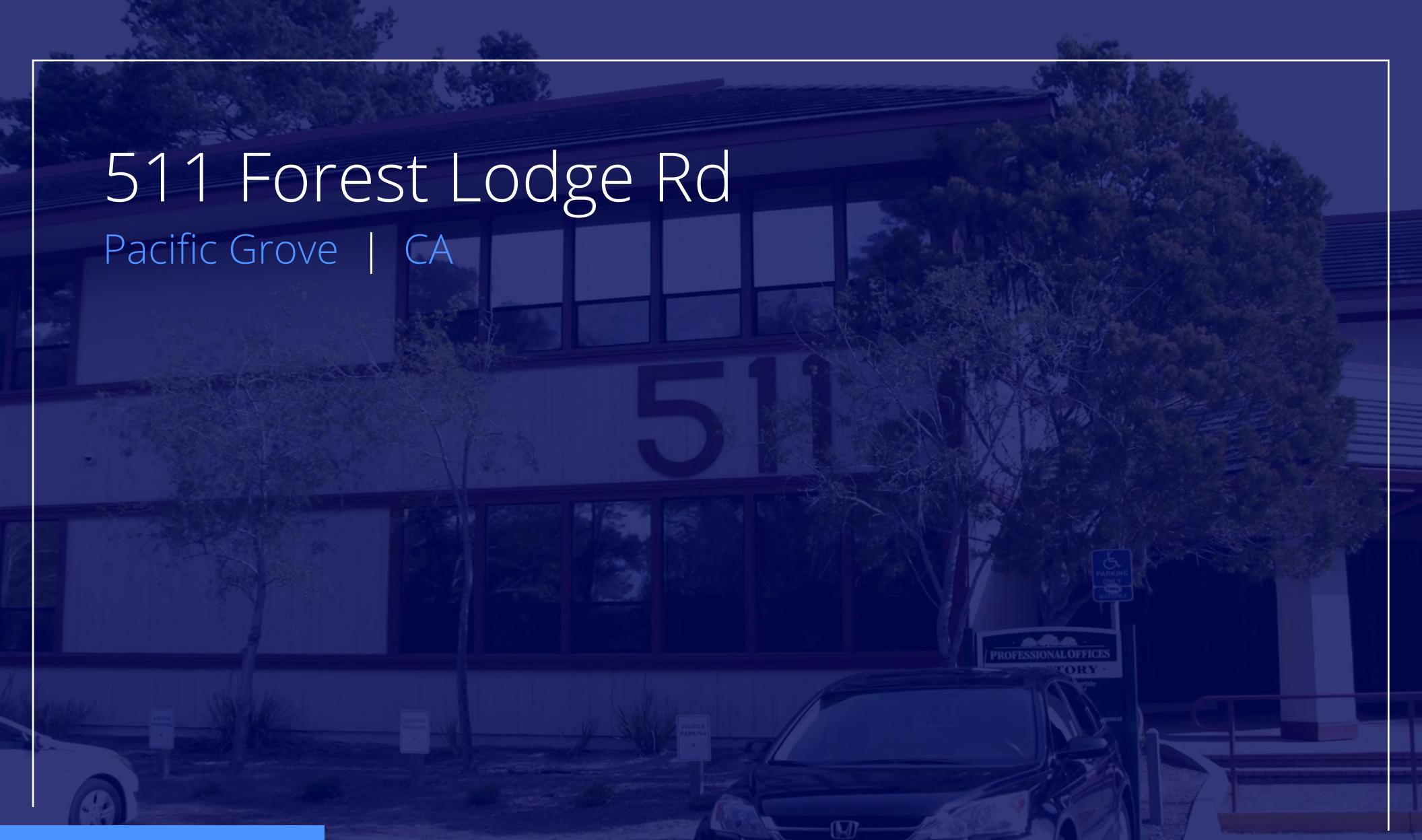


AERIAL & LOCATION MAPS



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