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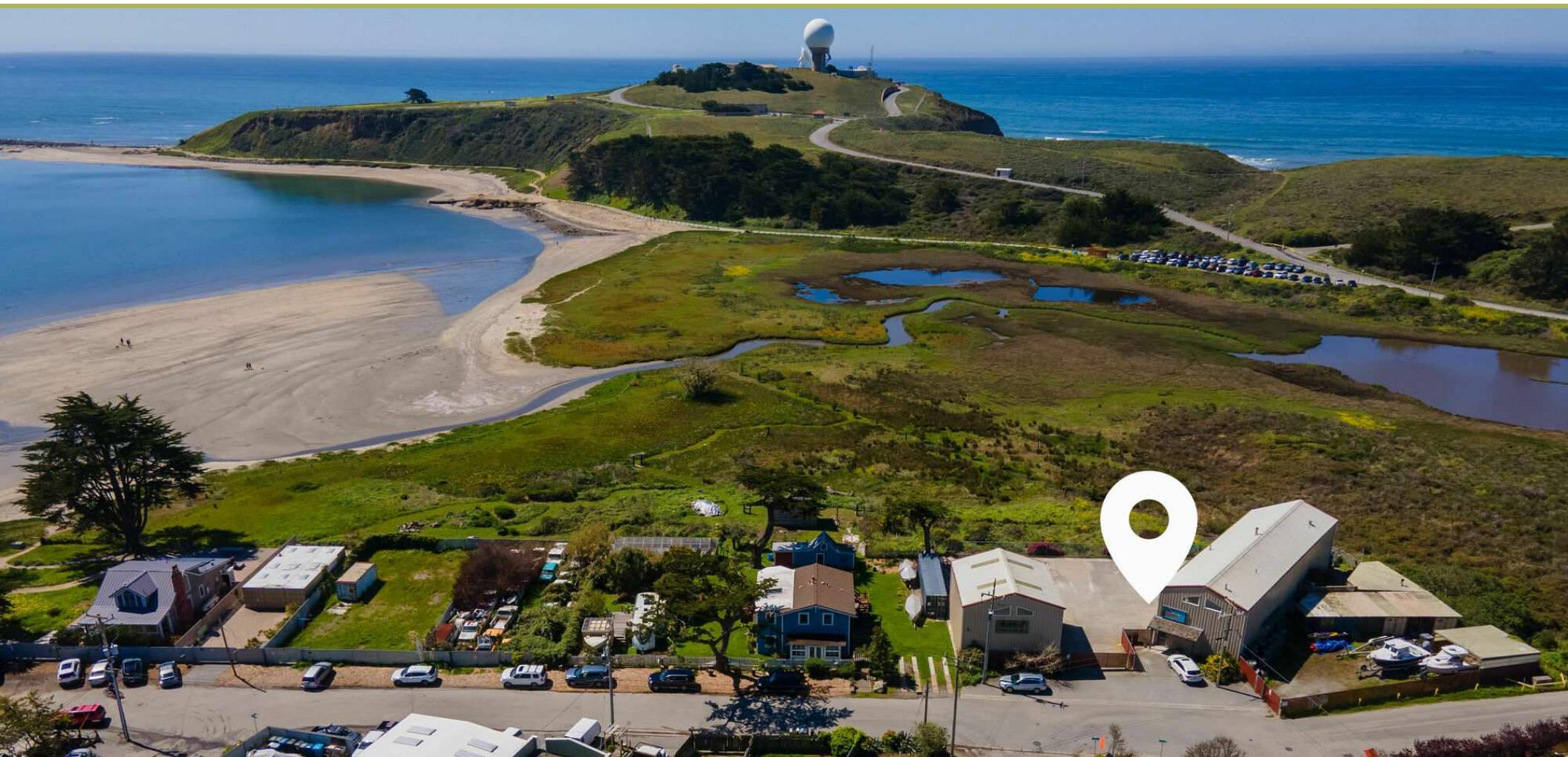
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INDUSTRIAL PROPERTY FOR SALE

**FLEX SPACE FOR WORK AND PLAY**

199 WEST POINT AVENUE EL GRANADA, CA 94018

## CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8

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# PROPERTY INFORMATION

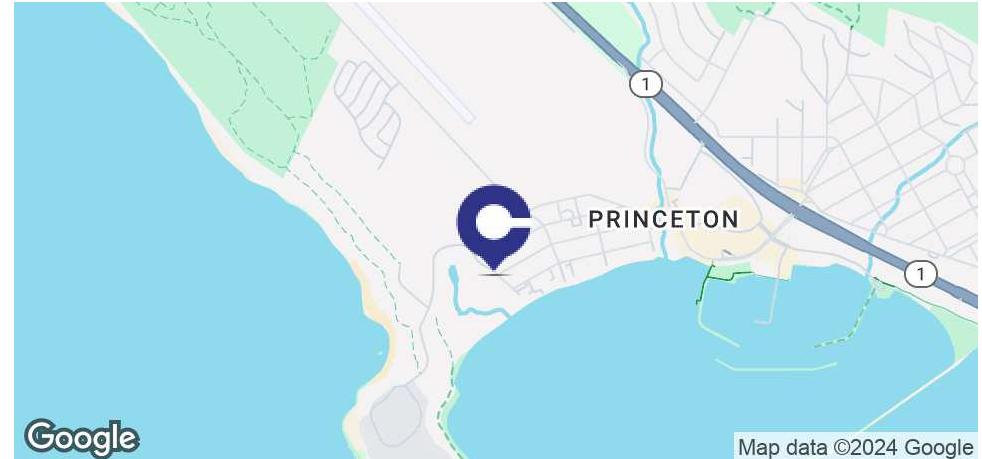
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SECTION 1

## EXECUTIVE SUMMARY

## INDUSTRIAL PROPERTY FOR SALE

FLEX SPACE FOR WORK AND PLAY | 199 WEST POINT AVENUE EL GRANADA, CA 94018



### OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size:	+/-13,352
Year Built:	2000
Building Size:	+/-7,200
Zoning:	W/DR
Price / SF:	\$451.38

### PROPERTY HIGHLIGHTS

- Flex Space Allows for a Variety of Uses
- Amazing Views of the Ocean/Harbor/Hillside
- Adjacent to Beautiful Marsh/Estuary
- Near 0% Vacancy Rate in Princeton
- Great Opportunity for a Small Business Owner
- Fire Sprinklers Throughout
- Attractive SBA Financing May Be Available with 10% Down Payment
- San Mateo County Industrial Rents Have Doubled Since 2014
- Walking Distance to Harbor, Beaches, Restaurants and Shops
- 25 Minutes to Peninsula, 30 Minutes to San Francisco

## PROPERTY DESCRIPTION

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FLEX SPACE FOR WORK AND PLAY | 199 WEST POINT AVENUE EL GRANADA, CA 94018

### PROPERTY DESCRIPTION

This truly one of a kind flex space opportunity is available for an owner/user to enjoy all the bounty the Coastsde has to offer. Two warehouse buildings available for both work and play. House your workshop/design studio and offices in one and your weekend toys (kayaks, paddleboards, fishing gear, jetskis) in the other! The buildings features breathtaking views of the ocean, harbor, and hillsides, as well as the adjacent beautiful marsh/estuary. Don't miss this rare chance to secure a valuable asset in a location that cannot be replicated.

### LOCATION DESCRIPTION

Half Moon Bay/El Granada/Princeton is a favorite destination for the approximately 4 million annual visitors who come to the area for the year around outdoor activities along with great restaurants, hotels and charming retail stores. The subject property is walking distance from b&bs, beaches, restaurants and the Pillar Point Harbor. Its also conveniently located approximately 25 minutes from the San Mateo peninsula, 30 minutes south of San Francisco and 45 minutes north of San Jose.

The Princeton area has been undergoing significant changes in the past five years. The County is currently in the process of updating the land use plan ("Plan Princeton") to further address the area's conversion from a marine related industrial area to more of a visitor serving, creative "makers" area. The neighborhood is flourishing with access to great chefs, artists, wellness practitioners, furniture craftsman and artisans making local wine, liquor and beer.

### ZONING DESCRIPTION

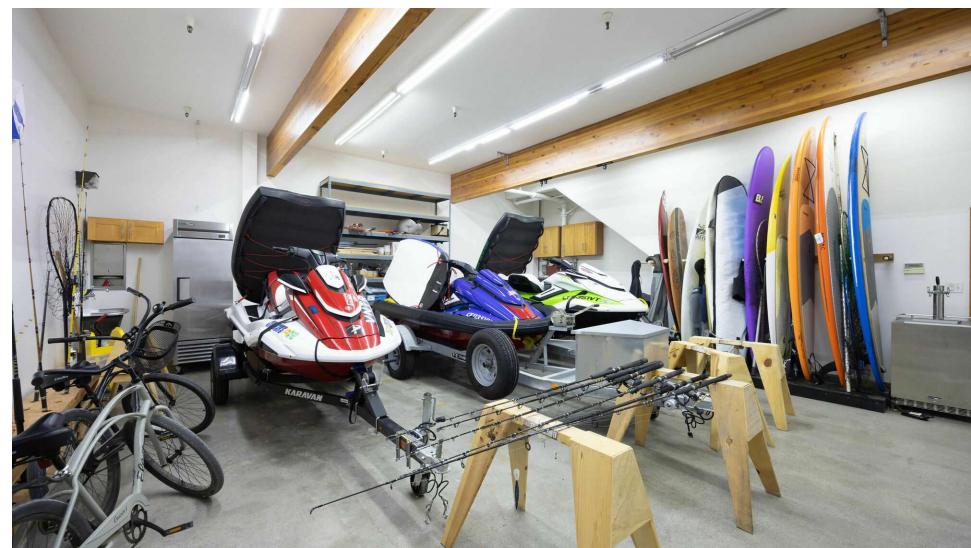
The property is zoned W/AO/DR (Waterfront District/Airport Overlay/Design Review). Permitted uses in the Waterfront District include storage/warehouse, light manufacturing, marine related businesses and other compatible uses. Buyer should confirm their particular use is permitted with the San Mateo County Planning Department.



## ADDITIONAL PHOTOS

## INDUSTRIAL PROPERTY FOR SALE

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## ADDITIONAL PHOTOS

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## LOCATION INFORMATION

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SECTION 2



## AERIAL MAP

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