



## 1724 W 2nd St

1724 W 2nd St, Santa Ana, CA 92703

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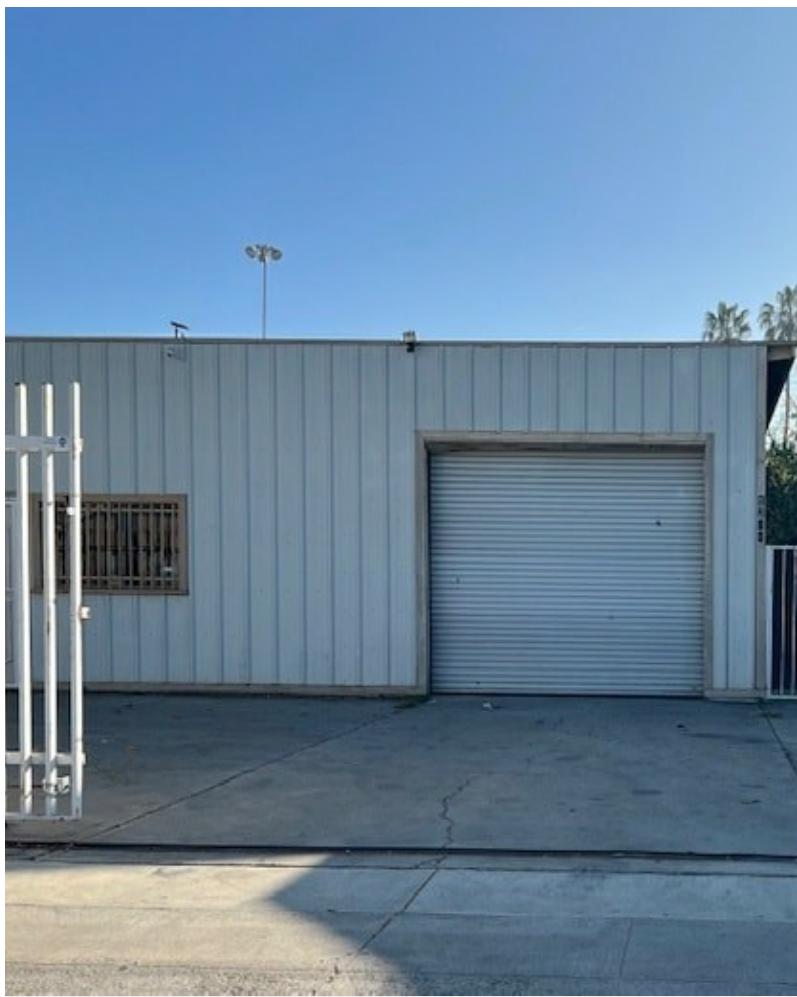
(626) 336-6191

# 1724 W 2nd St

\$1,100,000

Rare opportunity to own a well-sized commercial property offering exceptional versatility. Ideal for use as a warehouse, mechanic workshop, professional services, light manufacturing, equipment supply storage, or other uses that serve the surrounding community. The property features a reception area, a small office, a bathroom with shower area, plus a recently approved 3-phase electrical panel, authorized by the City of Santa Ana on 11/14/24. For added security, metal gates and window bars are installed throughout the facility. A unique gem in the area—don't miss this outstanding opportunity....

- Convenient location
- perfect size for small business or light manufacturer
- Industrial zoning (COM-NEC)



Price:	\$1,100,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	6,100 SF
Gross Building Area:	3,886 SF
Rentable Building Area:	3,420 SF
No. Stories:	1
Year Built:	1948
Tenancy:	Single
Parking Ratio:	2.05/1,000 SF
No. Drive In / Grade-Level Doors:	1
Zoning Description:	M1 light industrial
APN / Parcel ID:	007-201-02

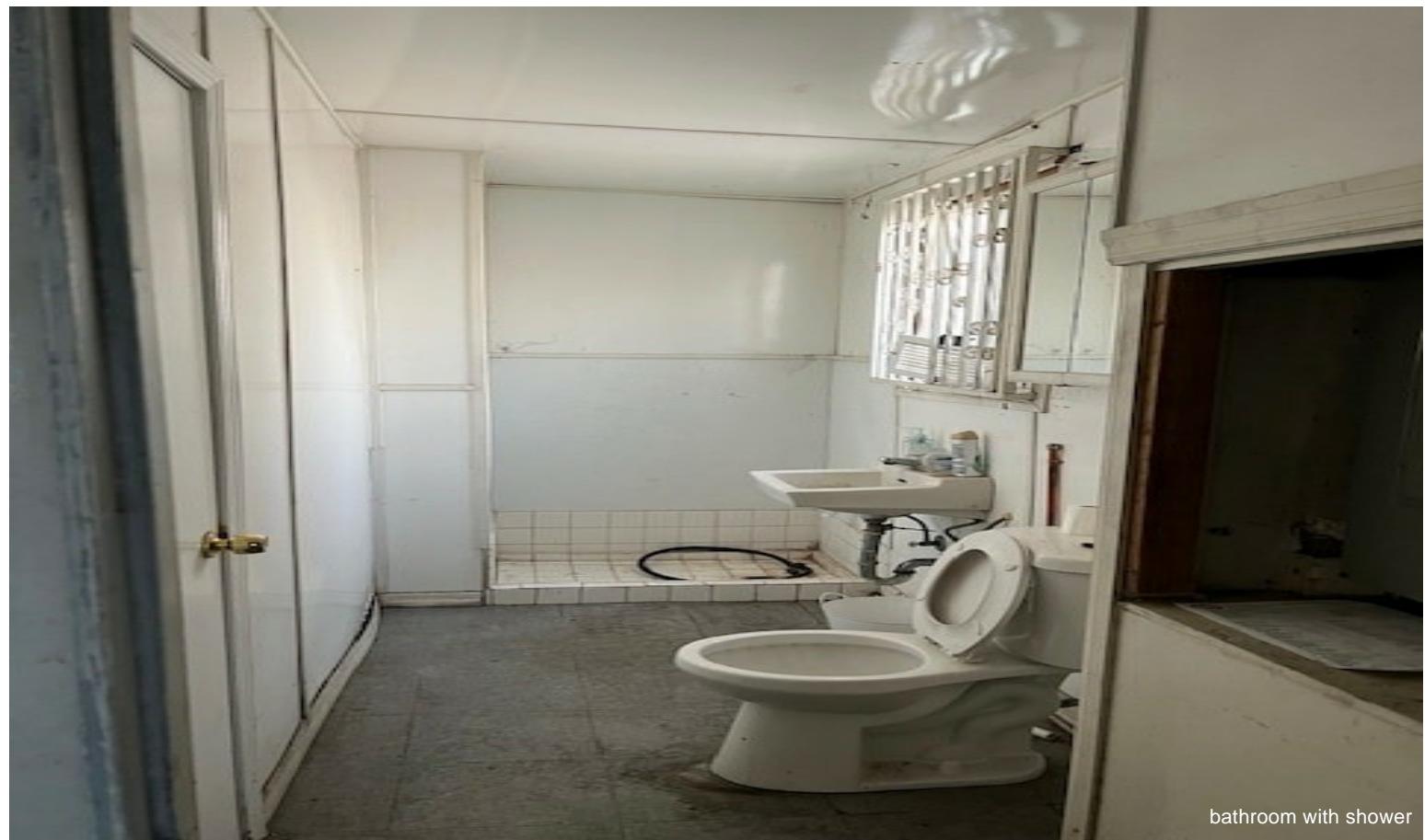


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## Property Photos



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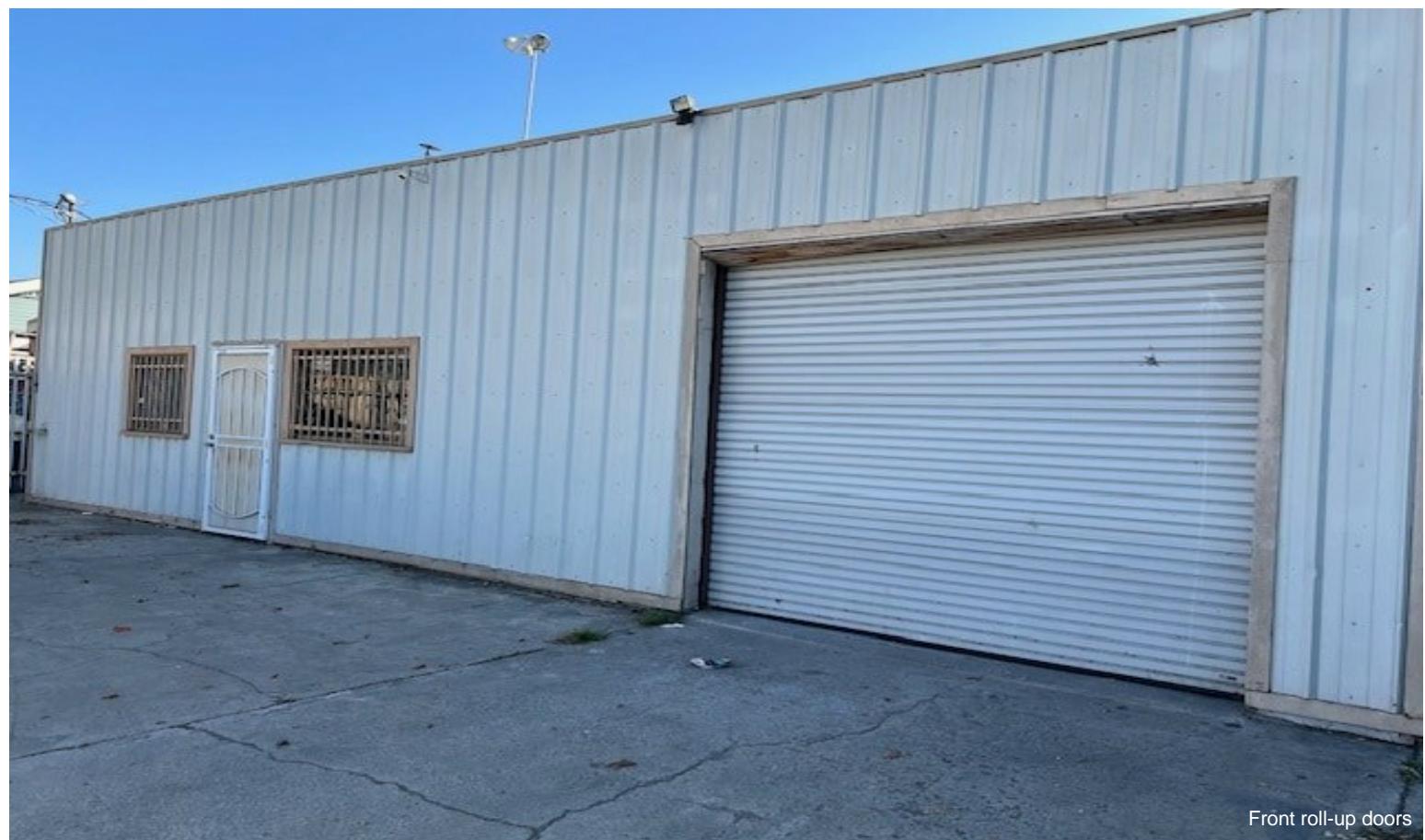


bathroom with shower



electrical panel

## Property Photos



Front roll-up doors