

# Rare **±6,260 SF Auto Body/Repair Building For Sale**

Corner of Montague Expy/Sango Ct | Great Visibility & Signage

Large 25K SF Lot – Surrounded by New Residential Developments

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**300 Sango Ct, Milpitas**



Montague Expy

Sango Ct



**OFFERING PRICE:** \$3,199,000

**BUILDING AREA:** ± 6,260 SF

**PROPERTY TYPE:** Auto Body/Repair

**LAND AREA:** ± 25,000 SF

**YEAR BUILT:** 1985

**PARCEL NUMBER (APN):** 086-36-017

**ZONING:** R4-Metro (Metro Multi-Family Very High Density Residential)

**GENERAL PLAN:** R4-Metro (Metro Multi-Family Very High Density Residential)

**# OF ROLL UP DOORS:** 7 (3 OVERSIZED)

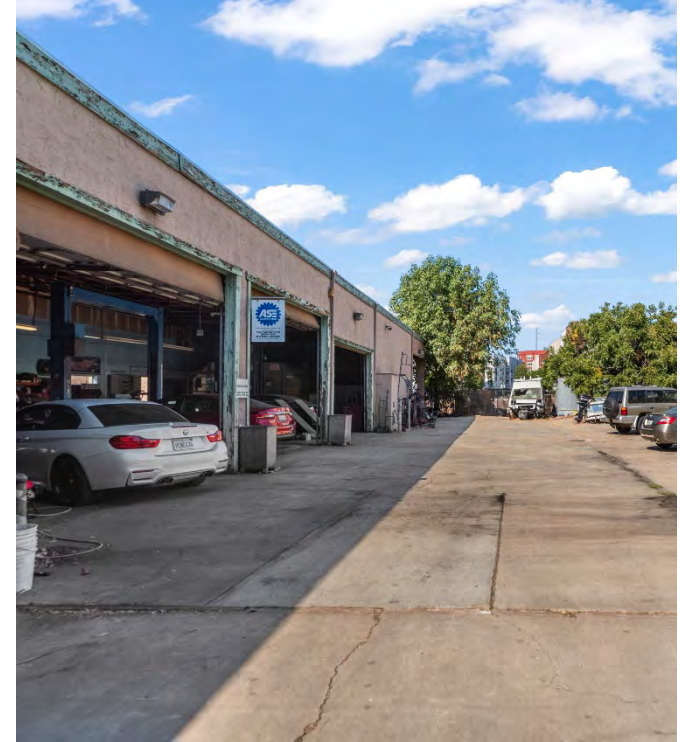
**CLEAR HEIGHT:** 14-15'

# Rare 6,260 SF Auto Body/Repair Building For Sale

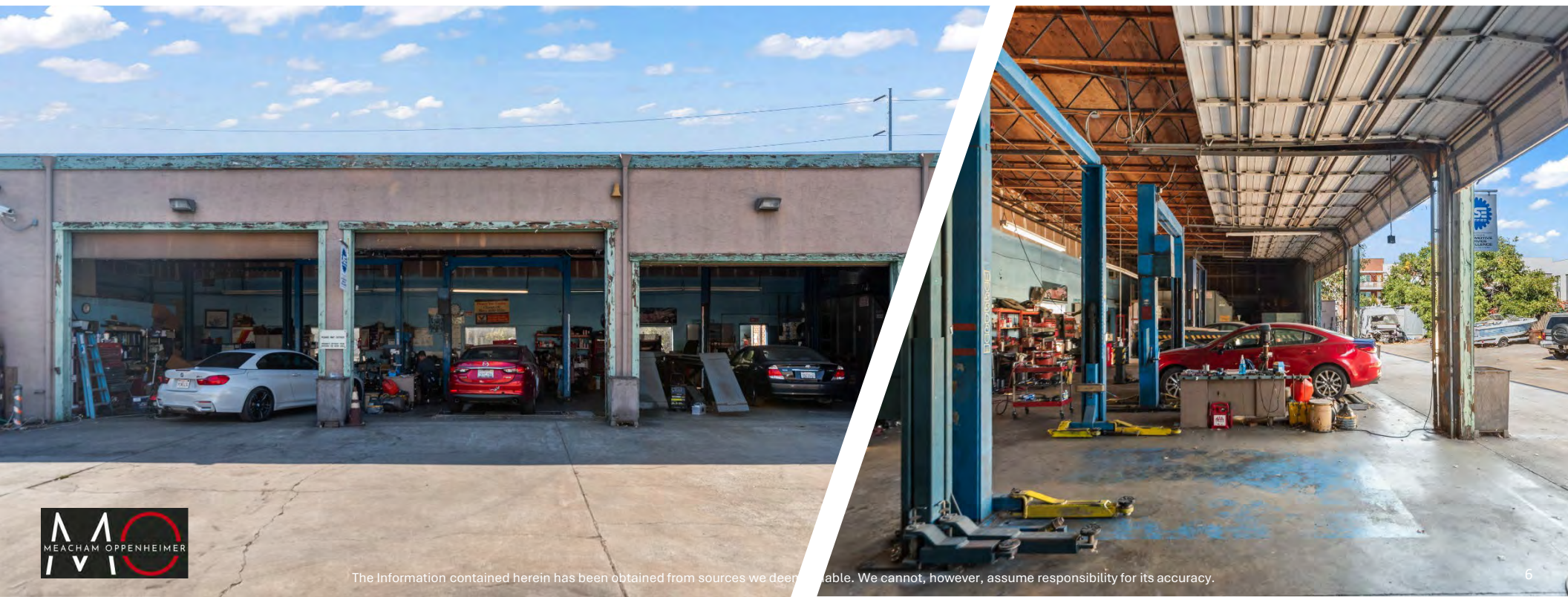
Located on the corner of Montague Expy & Sango Ct

- Rare ±6,260 SF auto body/repair building for sale located on the corner of Montague Expressway and Sango Court.
- Great owner user opportunity to take over an existing auto body/repair building, the property is currently owner occupied and will be delivered vacant at the close of escrow.
- 3 oversized roll up doors and 4 regular roll up doors.
- Paint booth and auto lifts included in the sale.
- 14-15' clear height
- Auto body/repair is permitted in the zoning as legal non-conforming, other permitted uses include, retail, day care center (MC), places of assembly (MC), large and small family childcare homes. Uses with the (MC) is a minor conditional use permit by the Zoning Administrator.
- R4-Metro zoning district multifamily very high density residential. The purpose of the R4-Metro zoning district is to create and enhance very high-density residential areas (densities in the range of 40 to 85 dwelling units per acre) characterized by low- and mid-rise multi-family residential buildings and compatible commercial uses where appropriate. The "R4" District is intended to provide for higher-density residential "villages" structured around transit stations, streets, creek side open spaces, trails and parks. The R4-Metro zone implements the Multi-Family Very High Density Residential (VHD) land use designation as described in the Metro Specific Plan.
- The property is located on Sango Court on the corner of Montague Expressway with exceptional visibility, traffic counts, and signage.
- Extremely strong demographics with household incomes in excess of \$186,000 in a 1-mile radius.





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



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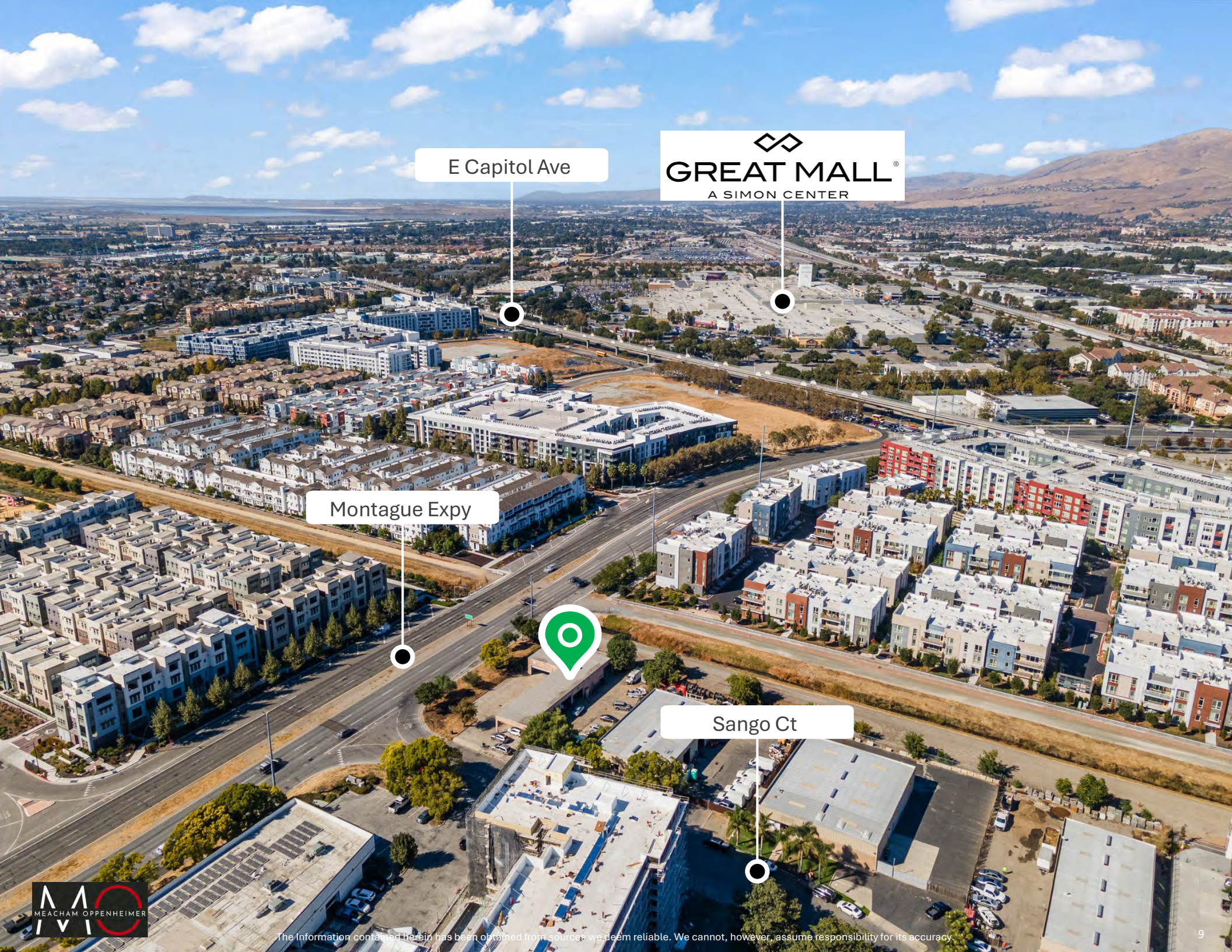


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E Capitol Ave

  
**GREAT MALL**<sup>®</sup>  
A SIMON CENTER

Montague Expy

Sango Ct





Montague Expy

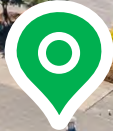
Sango Ct

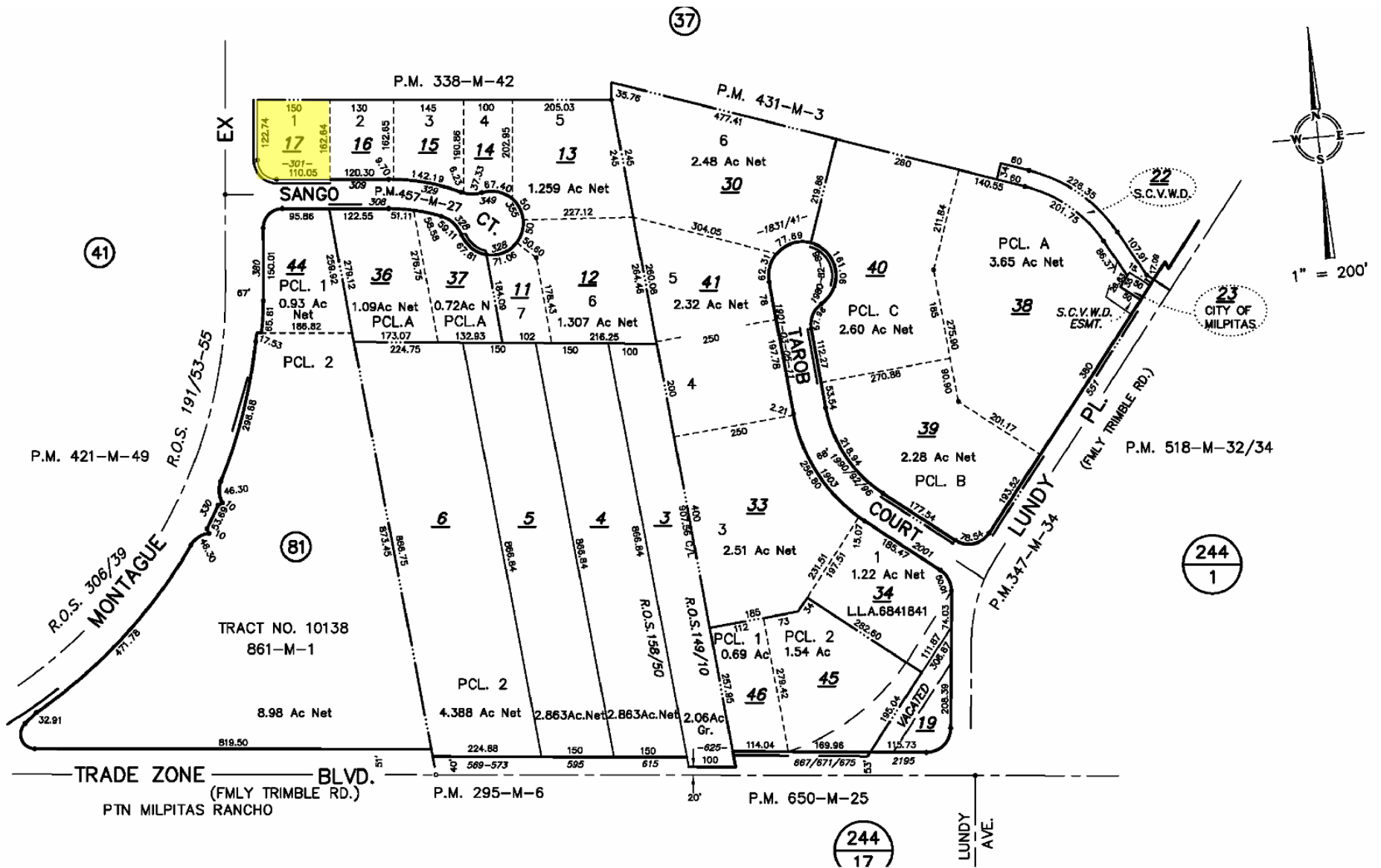




Montague Expy

Sango Ct





<b>2024 SUMMARY</b>	<b>1-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>Population</b>	28,075	364,069	1,275,694
<b>Households</b>	9,568	120,253	427,772
<b>Average Household Size</b>	2.9	2.9	2.8
<b>Owner Occupied Housing Units</b>	4,314	51,719	197,864
<b>Renter Occupied Housing Units</b>	4,921	63,964	214,201
<b>Median Age</b>	35.2	37.3	38.1
<b>Median Household Income</b>	\$161,303	\$136,772	\$139,054
<b>Average Household Income</b>	\$186,111	\$162,222	\$165,927

# 300 SANGO CT

MILPITAS, CA

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