



J.R. Parrish

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FOR SALE

FREEDOM BOULEVARD MEDICAL OFFICE

OFFERED FOR \$485,000



1041 FREEDOM BOULEVARD, WATSONVILLE

- 1,113 SF freestanding medical building
- Desirable Freedom Boulevard
- High visibility location
- Near shops and restaurants
- 6 on-site parking spaces
- CC zoning (City)
- Perfect for owner-user or investor



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PROPERTY DESCRIPTION

APN	016-121-10
ADDRESS	1041 Freedom Boulevard, Watsonville CA
LOCATION	Prime Freedom Boulevard location near Portola Heights.
CURRENT USE	Medical Office
ZONING/GENERAL PLAN	CC
PARCEL SIZE	9,409 SF (Per County records)
IMPROVEMENT SIZE	1,113 SF+/-
IMPROVEMENT DESCRIPTION	Ground floor medical office
PARKING	6
LEASES	Currently rented on month to month



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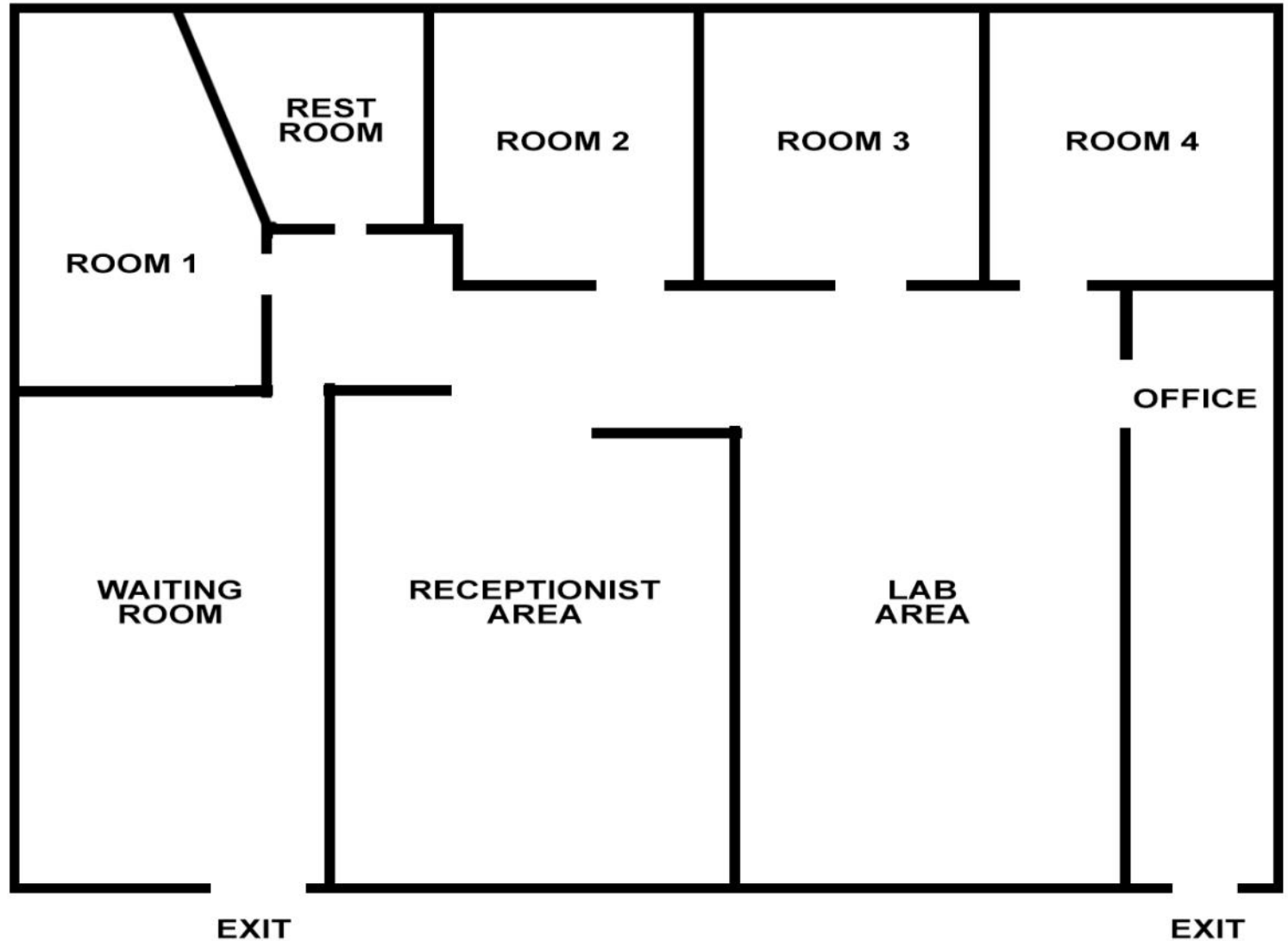
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FLOOR PLAN



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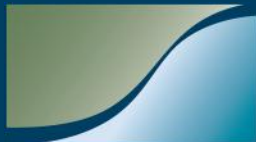
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PARCEL MAP





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PHOTOS



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DISCLAIMER

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, J.R. Parrish has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, J.R. Parrish has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES

Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel, building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. If any of these issues are important to the Buyer's decision to purchase, then the Buyer should consider investigating the property independently.

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