



COMMERCIAL REAL ESTATE

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DRE# 00878937

FOR SALE 1,428 SF WAREHOUSE BUILDING

\$860,000

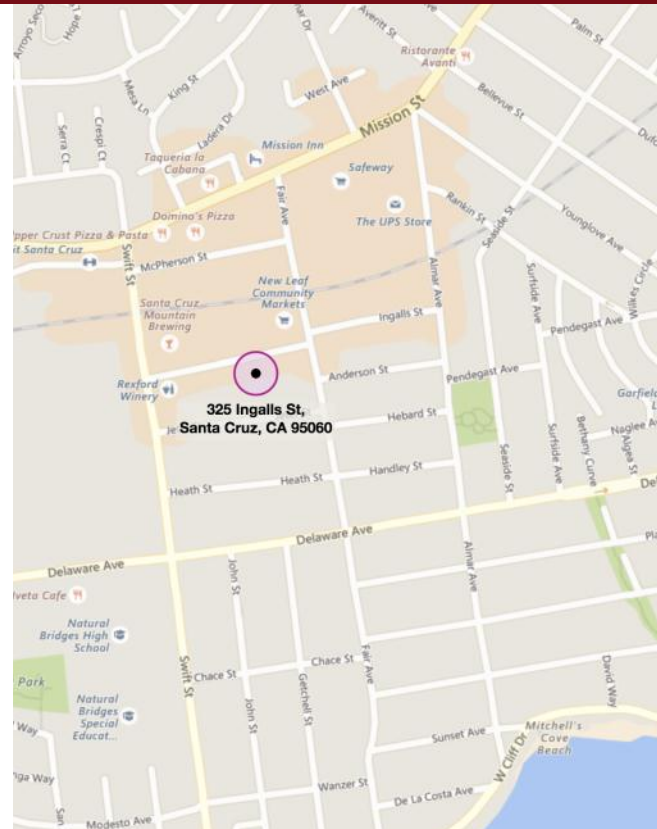


325 INGALLS STREET, SANTA CRUZ

PROPERTY HIGHLIGHTS

- Hard to find industrial building
- Excellent visibility
- Westside Santa Cruz
- Near New Leaf Market and redevelopment area
- 14' clear height
- 5 Roll up doors
- Secure yard

\$860,000



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PROPERTY DESCRIPTION

PROPERTY ADDRESS	325 Ingalls Street, Santa Cruz
PARCEL NUMBER	003-094-10
LOCATION	Excellent Westside Santa Cruz location near shops and restaurants
CURRENT USE	Vacant - previously automotive
ZONING	Light Industrial
PARCEL SIZE	6,011 SF
IMPROVEMENT SIZE	1,428 SF
IMPROVEMENT DESCRIPTION	Automotive / Warehouse building
PARKING	On-site



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FINANCIAL ANALYSIS

PROJECTED RENTAL INCOME	\$38,500 (\$3,200/mo)
PROJECTED EXPENSES OTHER THAN PROPERTY TAX	<\$3,000>
PROJECTED BASE PROPERTY TAX BASED ON \$860,000 VALUE	<\$9,400>
TOTAL EXPENSES	<\$12,400>
PROJECTED NET OPERATION INCOME	\$26,100
PRICE	\$860,000
PRICE/SF	\$602
CAP RATE	3.2%

All numbers are approximate

Excellent Owner/User Building!



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RENT ROLL

PROJECTED MONTHLY RENT		SIZE SF	RENT	TERM
SUITE A	Vacant	1,428	\$3,213	N/A
TOTAL PROJECTED MONTHLY RENT			\$3,213	
PROJECTED ANNUAL RENT (GROSS)			\$38,556	



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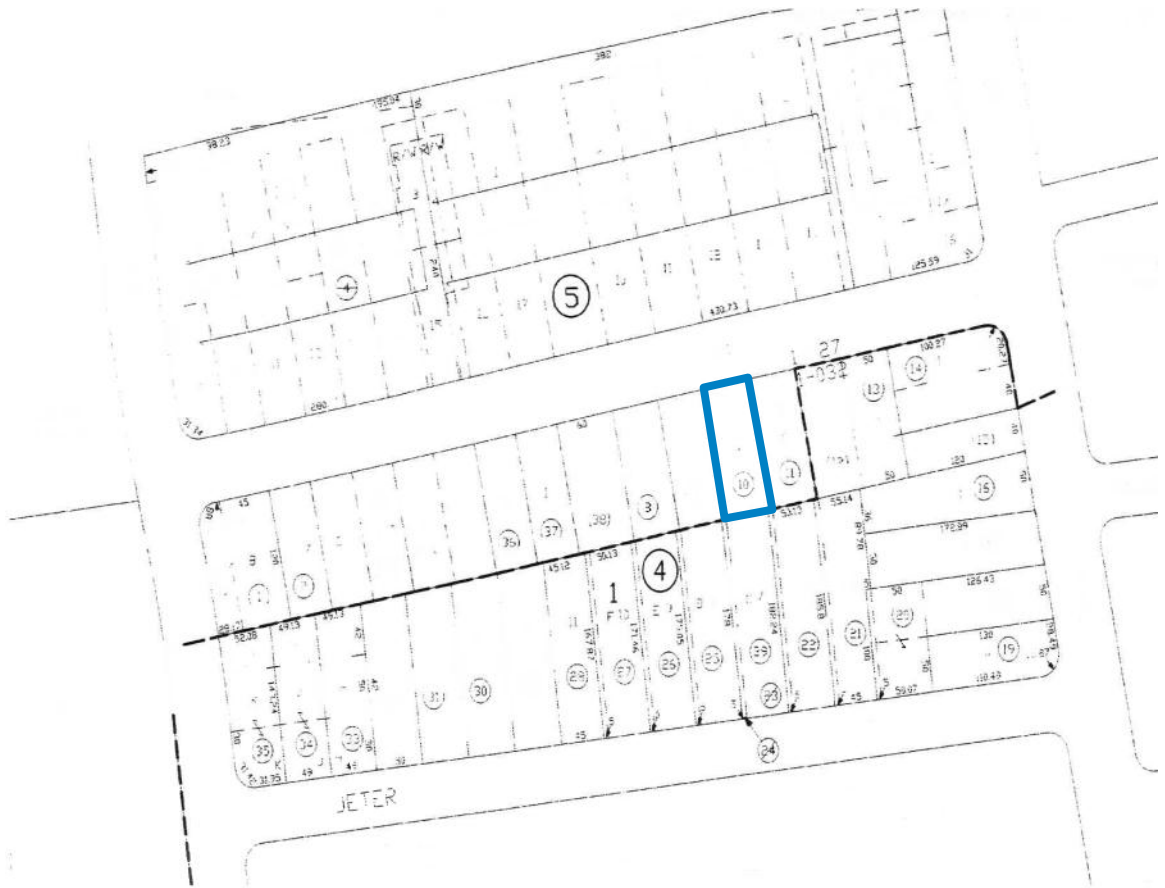
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PARCEL MAP





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PHOTOS





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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.