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FOR MORE INFORMATION
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LISTING AGENT

Carol Lezin
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DRE# 00878937

FOR SALE MIXED USE / SPECIALTY PROPERTY



7550-7552 SANDHOLDT ROAD, MOSS LANDING CA

OFFERED FOR \$3,495,000

Gross building Area: 4,598 Square feet:

- **Warehouse** space totaling 1,001 SF
- **Office** (renovated) with two garages 857 SF total – located contiguous to the warehouse
- **Concession stand/"Snack Shack"** 179 SF
- **Freestanding bathroom building** (two private bathrooms) 120 SF

Two **single family dwellings**

- 1-story building 1,077 SF; two bedroom/two baths, fully renovated with laundry and storage.
- 2-story building with 1,183 SF; one bedroom/one bathroom. The first and second story are not connected by any interior access. The ground floor of the 2-story property is renovated to more of a commercial/banquet space but could be utilized as a bonus room.

Large patio area that can serve as on-site parking and/or outdoor banquet/party space.



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HIGHLIGHTS

Zoning: WI/LI (CZ): Waterfront Industrial/Light Industrial (Coastal Zone)

Opportunity for a myriad of uses. Live, work and create a life in one of the most sought-after environments in the world. No other location on the Island of Moss Landing offers live /work as an option.

As a long-term plan, consider the myriad of development opportunities that this site presents.

The Island is home to the Monterey Bay Aquarium Research Institute, the Moss Landing Marine Laboratories and is located within the National Marine sanctuary. Recognized for its natural assets; rivers and tides flowing together in an estuary rich with otters and shorebirds; and under the water's surface, the Monterey Submarine Canyon, a mile-deep chasm of biological mystery that inspires marine conservationists.

Shown by appointment only
Please contact agent for further information



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COMMERCIAL warehouse



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COMMERCIAL concession stand / garages



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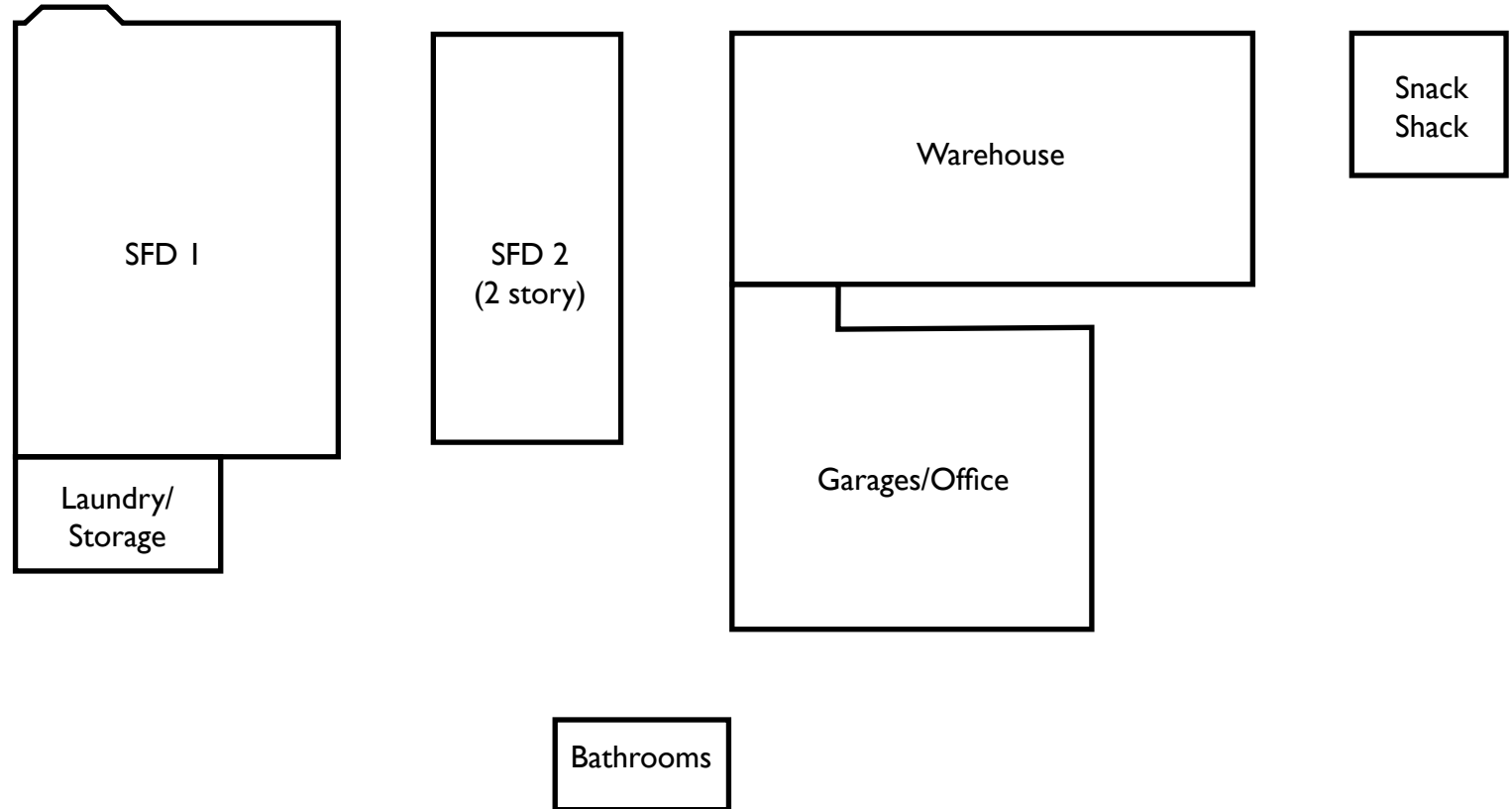
RESIDENTIAL



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SITE PLAN

Sandholt Road



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AERIALS



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OUTDOOR PATIO / PARKING



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