

*J.R. Parrish Inc.*  
COMMERCIAL REAL ESTATE

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LISTING AGENT

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DRE# 00878937

# FOR SALE PROFESSIONAL OFFICE BUILDINGS



545 FREDERICK STREET, SANTA CRUZ CA

**OFFERED FOR \$1,050,000**

**50% ownership of leased investment**

- Two freestanding single-story commercial office buildings
- Total building SF: 5,772
- Site: 23,043 SF
- Excellent condition

- Mid County location
- Ample onsite parking
- Zoned PA Professional Administrative
- Current tenants are Medical and office uses
- APN#: 011-071-37

# PARCEL MAP

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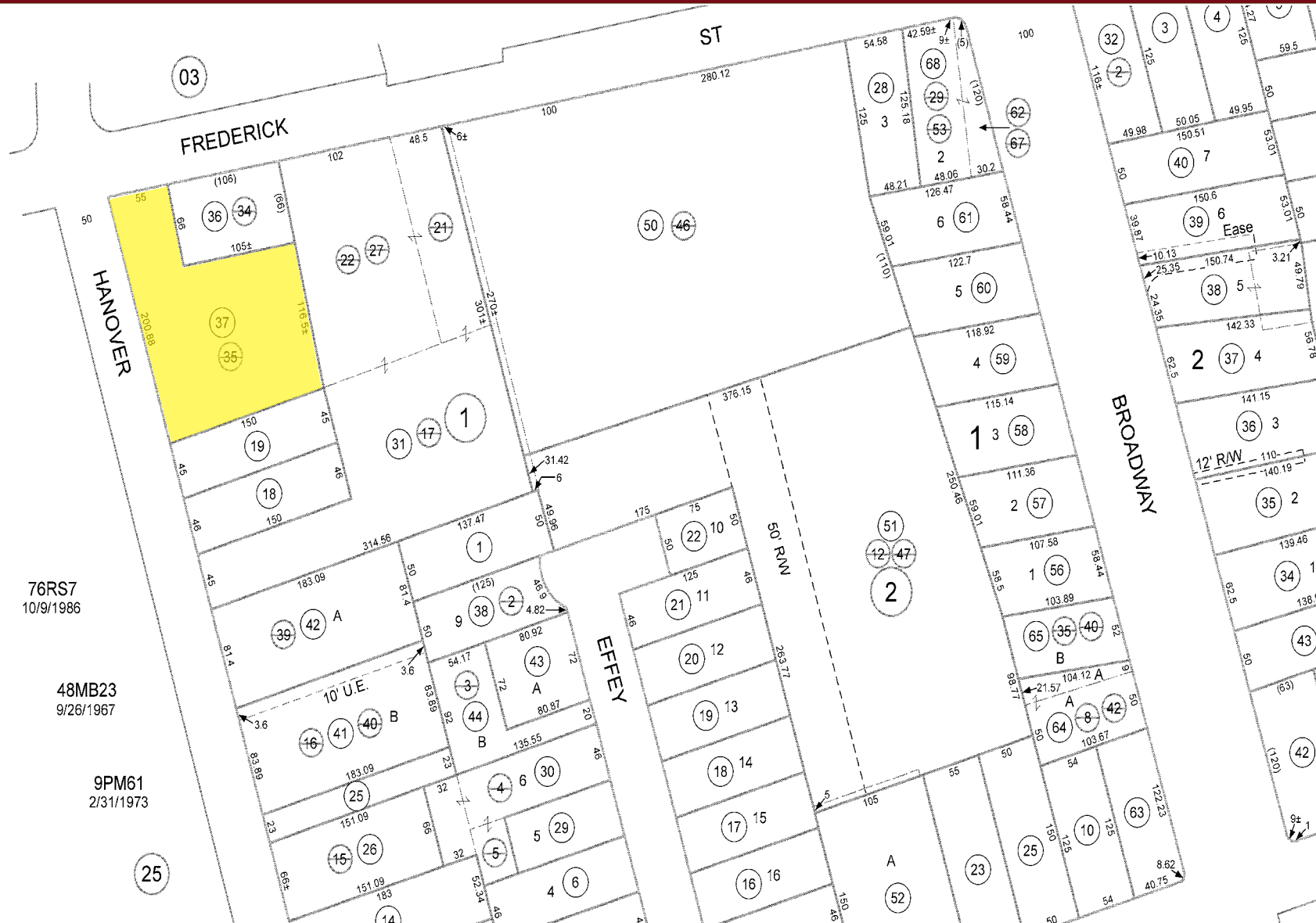
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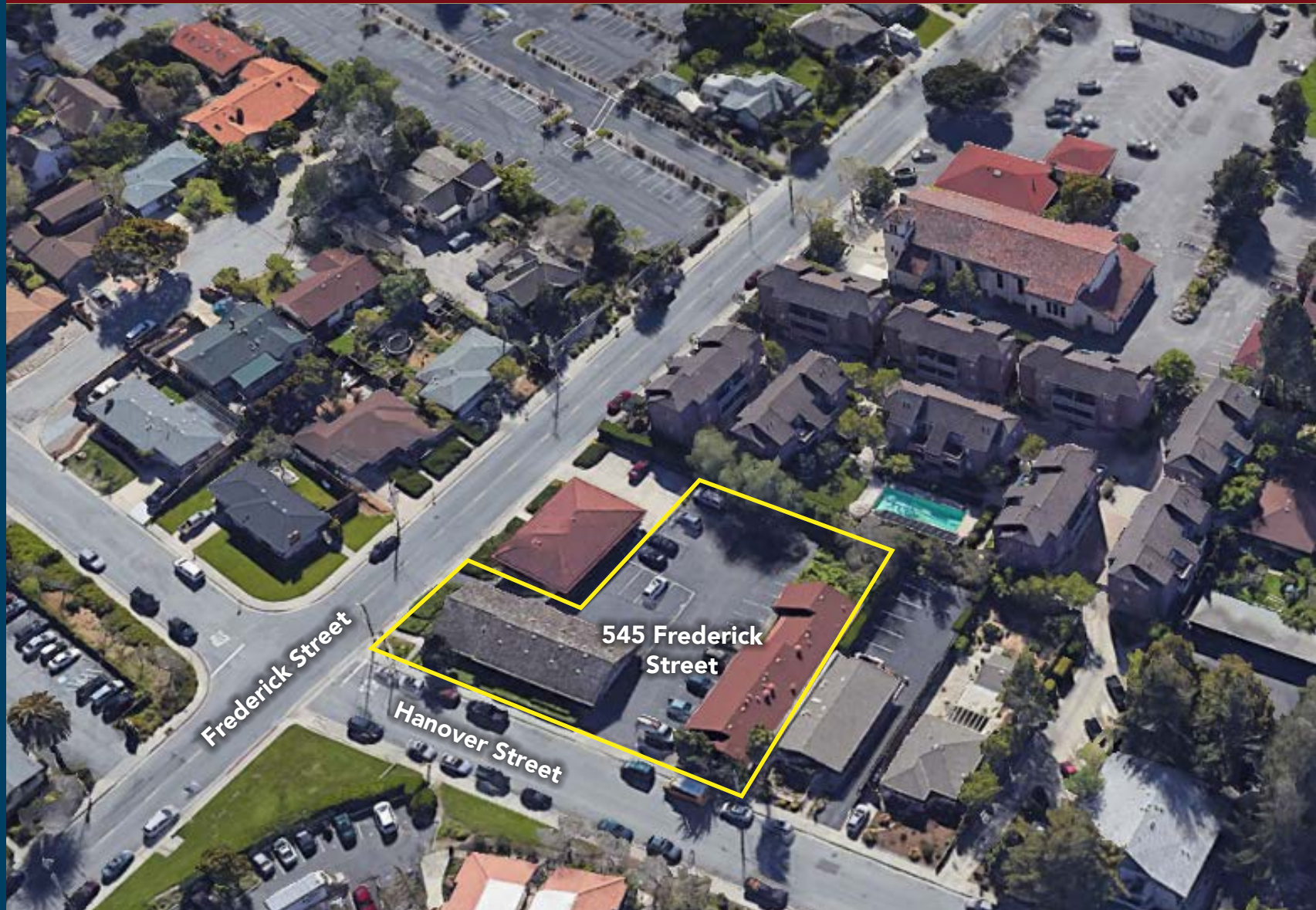
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# AERIAL MAP



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Any oral or written representations by Property Owner or Broker regarding age or condition of improvements, size and square footage of parcel, building, or location of property lines may or 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. Buyer is encouraged to investigate the issues independently.