

65 ASPEN WAY

FOR SALE

WATSONVILLE, CA

\$850,000



Property Highlights

- Well maintained office/medical building
- Built in 2000
- Single tenant or multi-tenant
- Available for owner/user
- Excellent parking and signage



Information presented in this proforma was provided by the Seller. Shoemaker Commercial makes no representation as to the accuracy of the information. Buyer should use diligence investigating the financial feasibility in making a purchase or lease by relying on his or her own professional advisors.



SHOEMAKER
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REAL ESTATE

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Broker/Owner

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PROPERTY DESCRIPTION

65 Aspen Way, Watsonville CA

APNs	015-173-33
ADDRESS	65 Aspen Way, Watsonville, CA 95076
LOCATION	Penny Lane neighborhood off of Green Valley Road. Close to fitness center, restaurant, shopping, Home Depot, Watsonville airport, and Highway 1
CURRENT USE	Medical Office
ZONING	CO: Office
PARCEL SIZE	.27 acre
IMPROVEMENT SIZE	2,964 square feet
IMPROVEMENT DESCRIPTION	Currently occupied by a single tenant. The building has three entrances and was designed for three separate tenants
RESTROOMS	3
METERS	4 electric, 3 gas, 1 water
HVAC	3 units
PARKING	12 spaces (4/1,000 sq. ft.)
YEAR BUILT	2000
TENANTS	Currently owner occupied. Owner may lease-back a portion of the building or vacate depending on Buyer's needs



AERIAL VIEW

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PARCEL MAP

65 Aspen Way, Watsonville CA

FOR TAX PURPOSES ONLY

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Tax Area Code
2-072

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