

7994-7996 SOQUEL DRIVE

FOR SALE

Aptos, CA

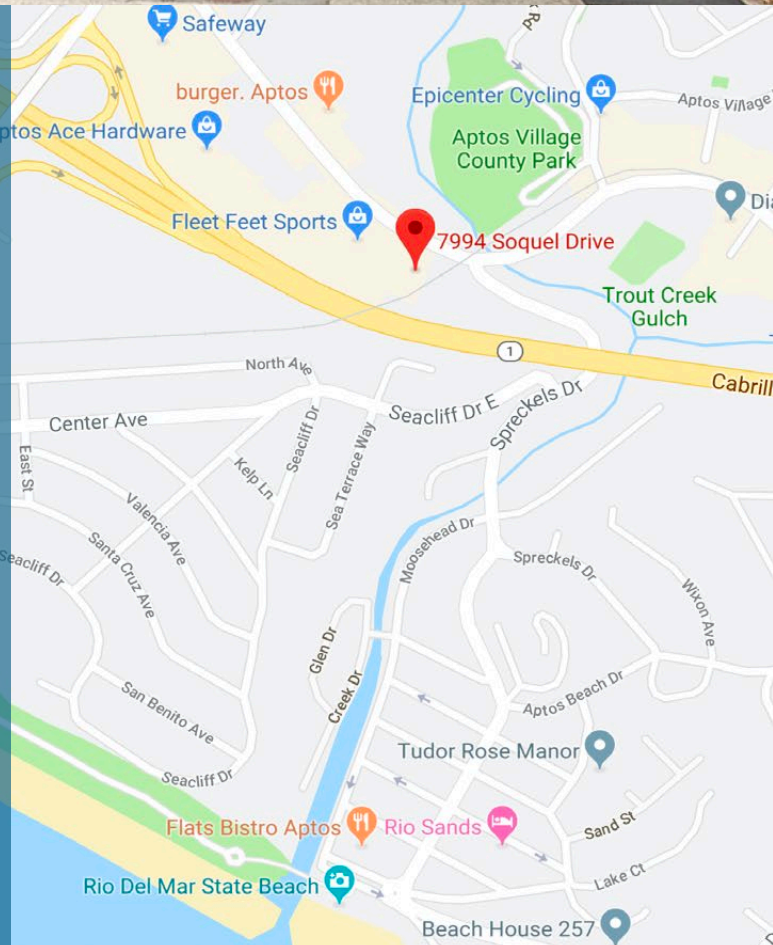
\$1,795,000



Property Highlights

- Located between Aptos Village and Rancho Del Mar Shopping Center
- Adjacent to Aptos Square Shopping Center
- Mixed use property with upside
- Two parcels
- Owner user or investor

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
COMMERCIAL
REAL ESTATE

Chris Shoemaker

Broker/Owner

831.247.2647

chris@shoemakercommercial.com

CalBRE# 01760812

PROPERTY DESCRIPTION

7994-7996 Soquel Drive, Aptos CA

APNS	039-232-01 & 02
ADDRESS	7994-7996 Soquel Drive Aptos, CA 95003
LOCATION	Between Rancho del Mar center and new Aptos Village project
CURRENT USE	Multi-tenant industrial/retail/residential
ZONING	C-1-L commercial
PARCEL SIZES	0.2780 AC/12,110 SF & 0.0710 AC/3,093 SF
IMPROVEMENT SIZE	3,818 SF & 899 SF
IMPROVEMENT DESCRIPTION	Two houses, three apartments, two commercial spaces, and one storage space on two parcels
PARKING	On site
YEARS BUILT	Various



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RENT ROLL

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UNIT	MONTHLY RENT
Big House	\$2,100
Apt 1	\$1,550 + \$282
Apt 2	\$1,675
Apt 3	\$1,650
Sheetmetal	\$1,250
Storage	\$200
Glass	\$3,500
Small House	\$1,875
TOTAL	\$14,082

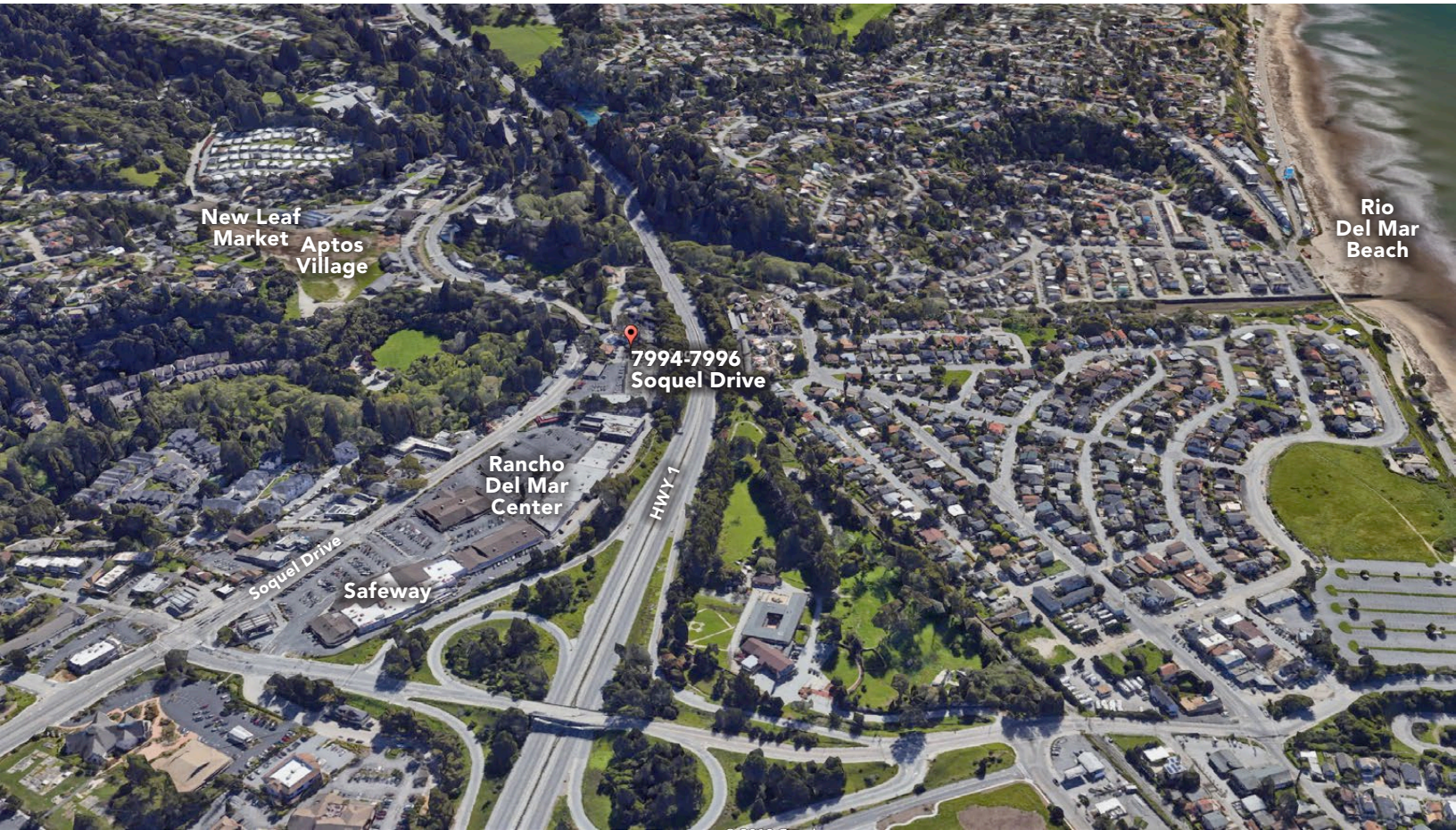
All on month-to-month
Owner pays all expenses



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AERIAL MAP

7994-7996 Soquel Drive, Aptos CA



PHOTOS

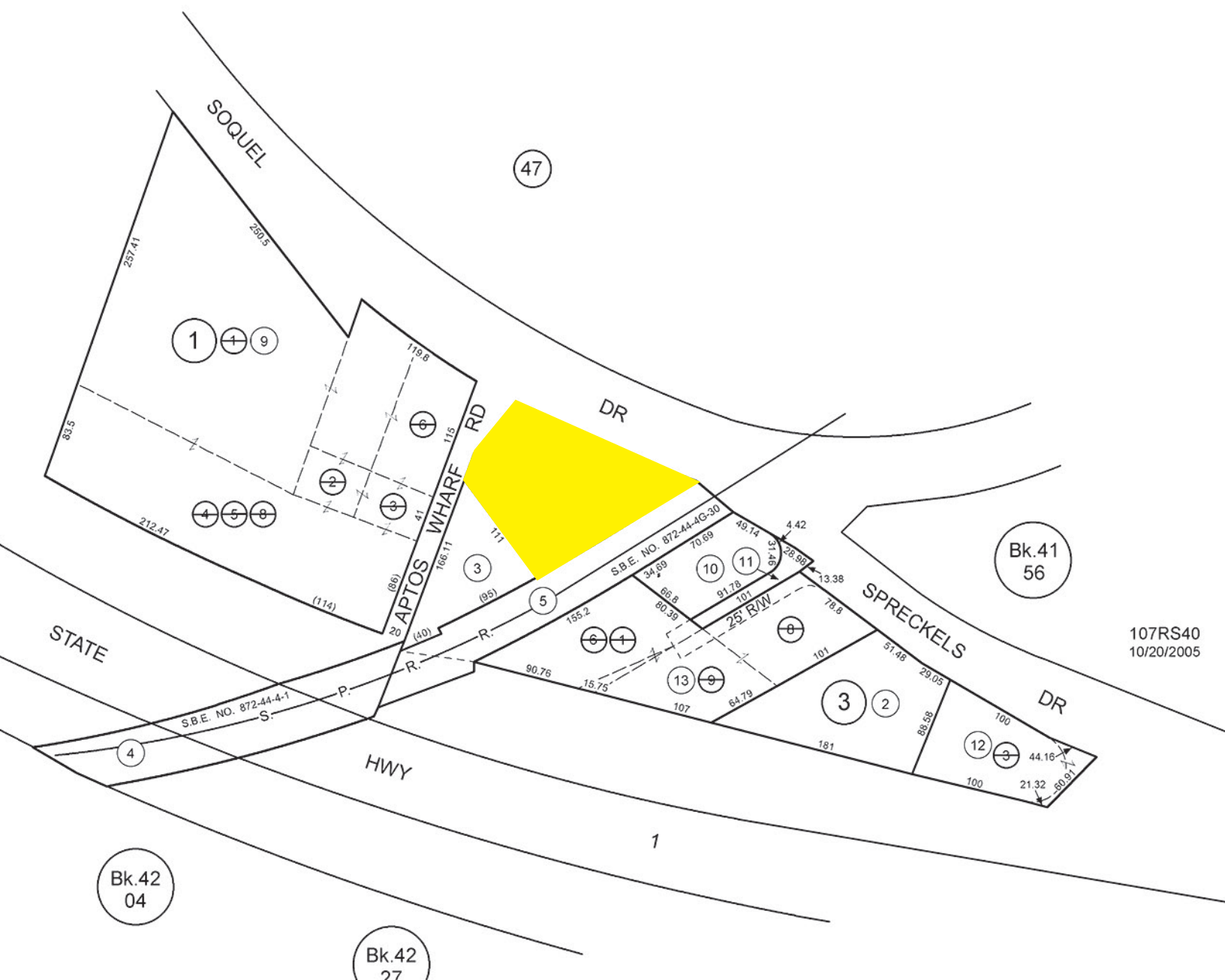
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PARCEL MAP

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