

# 217 POTRERO STREET

# FOR SALE

Santa Cruz, CA

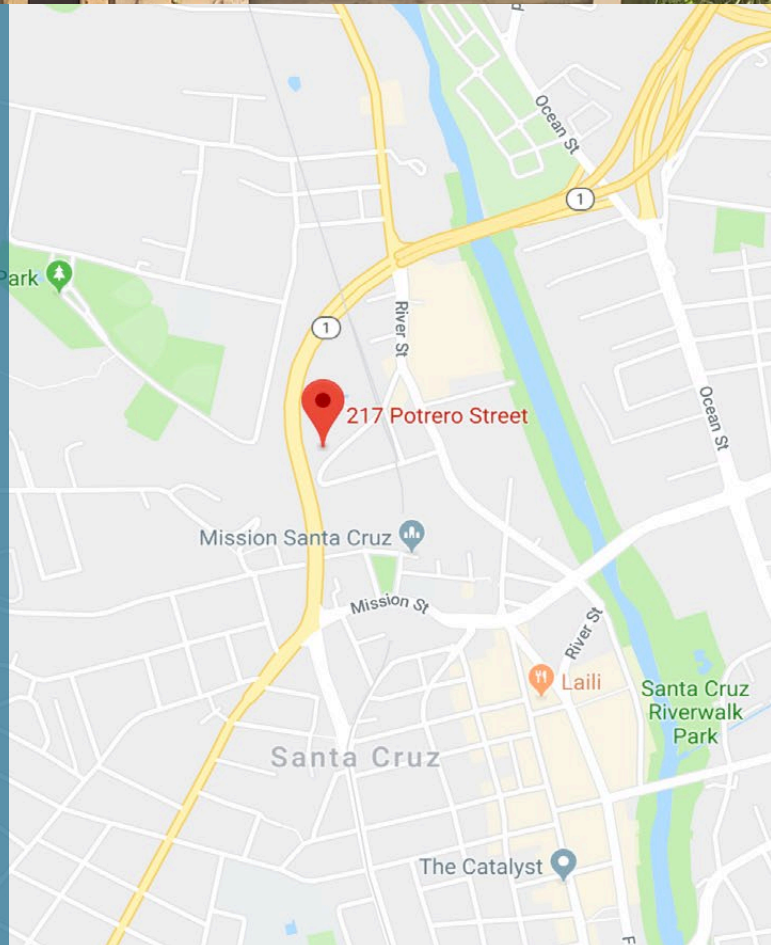
\$650,000



## Property Highlights

- Site potential for development
- Mixed use residential and commercial zoning
- Off River St. business corridor
- Close to Hwys 1 & 17 and Downtown Santa Cruz

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

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# PROPERTY DESCRIPTION

217 Potrero Street, Santa Cruz CA

<b>APN</b>	001-053-10
<b>ADDRESS</b>	217 Potrero Street Santa Cruz, CA 95060
<b>LOCATION</b>	Off River St. in area of mixed residential and commercial use
<b>CURRENT USE</b>	Vacant residential
<b>ZONING</b>	RM & CT
<b>PARCEL SIZE</b>	9,365 SF
<b>IMPROVEMENT SIZE</b>	1,331 SF
<b>IMPROVEMENT DESCRIPTION</b>	Old home in worn condition with outbuilding
<b>PARKING</b>	On site
<b>YEAR BUILT</b>	1868
<b>DEVELOPMENT</b>	RM zoning allows for multiple units on lots of this size. Check with City of Santa Cruz.





# AERIAL MAP

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# PARCEL MAP

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