

HOLOHAN ROAD

FOR SALE

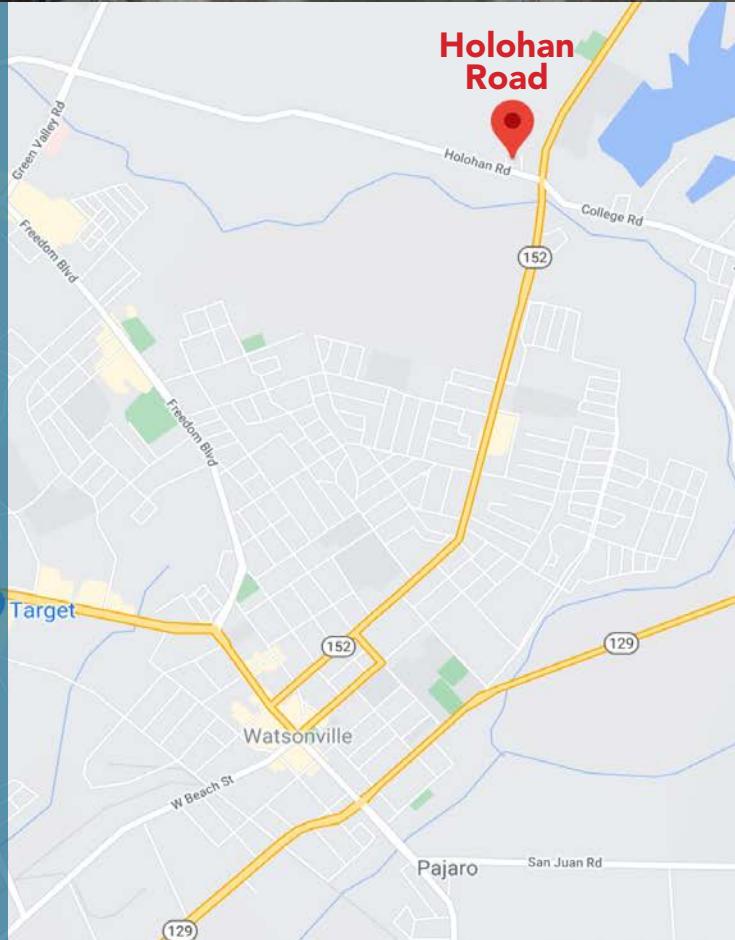
WATSONVILLE, CA

\$570,000



PROPERTY FEATURES

- .44 acre/19,384 SF
- C-1 AIA Zoning
- Adjacent to QuikStop gas/ convenience
- One parcel from East Lake Ave./ Hwy 152



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

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PROPERTY DESCRIPTION

Holohan Road, Watsonville CA

APN	051-121-60
ADDRESS	Holohan Rd., unincorporated area of Santa Cruz county north of Watsonville
PARCEL SIZE	.44 acre/19,384 SF
LOCATION	Holohan Rd. and Laken Dr. Frontage. Adjacent to Quick Stop, one parcel from the corner of East Lake Avenue (Highway 152)
CURRENT USE	Vacant commercial lot
ZONING	C-1 AIA
C-1 ZONING USES	Animal grooming, banks, barber & beauty shops, small repair shops, print shops, shoe repair, offices (not exceeding 50% of the building area), fitness centers, restaurants, bookshops, bicycle shops, hardware stores, jewelry stores, pet shops, clothing stores, and stationary stores. Multi-family residential as a mixed use up to 50% of floor area.
ASSESSOR'S USE CODE	110 Vacant Commercial Land
GENERAL USE CODE	CN-Neighborhood Commercial



PARCEL MAP

Holohan Road, Watsonville CA



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