

# 4901 SOQUEL DRIVE

# FOR SALE

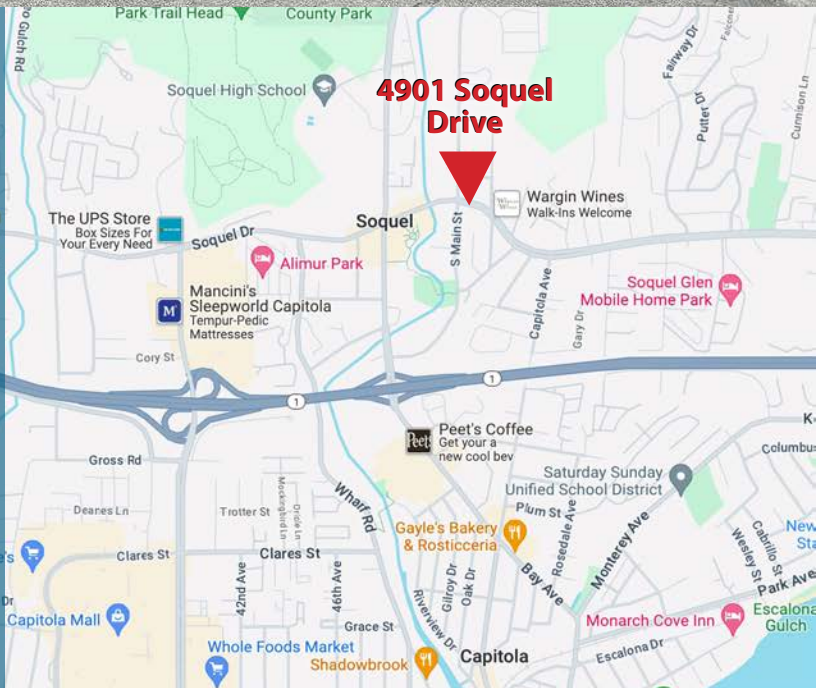
## SOQUEL, CA

## \$1,395,000



### Property Highlights

- Beautifully Updated Wine bar/ Restaurant Building on Prime Soquel Drive Corner
- Outdoor Patio Seating
- Excellent Street Visibility
- Opportunity for 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.



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COMMERCIAL  
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**Chris Shoemaker, CCIM**  
Broker/Owner  
831.247.2647  
chris@shoemakercommercial.com  
CalBRE# 01760812



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# PROPERTY DESCRIPTION

**APN** 030-094-18

**ADDRESS** 4901 Soquel Dr., Soquel, CA 95073

**LOCATION** At the corner of Soquel Dr. and Main St. in Soquel Village

**LEASE TERM** Tenant is on a short term lease, expiring in December 2024. The property is available to an owner/user or an investor.

**ZONING** C-2

**PARCEL SIZE** 6,098SF/0.14 acre

**IMPROVEMENT SIZE** 1,250 SF

**IMPROVEMENT DESCRIPTION** Restaurant/Wine Bar with limited kitchen and some outdoor seating. Property has a grease trap but no hood

**YEAR BUILT** 1964/ 2013

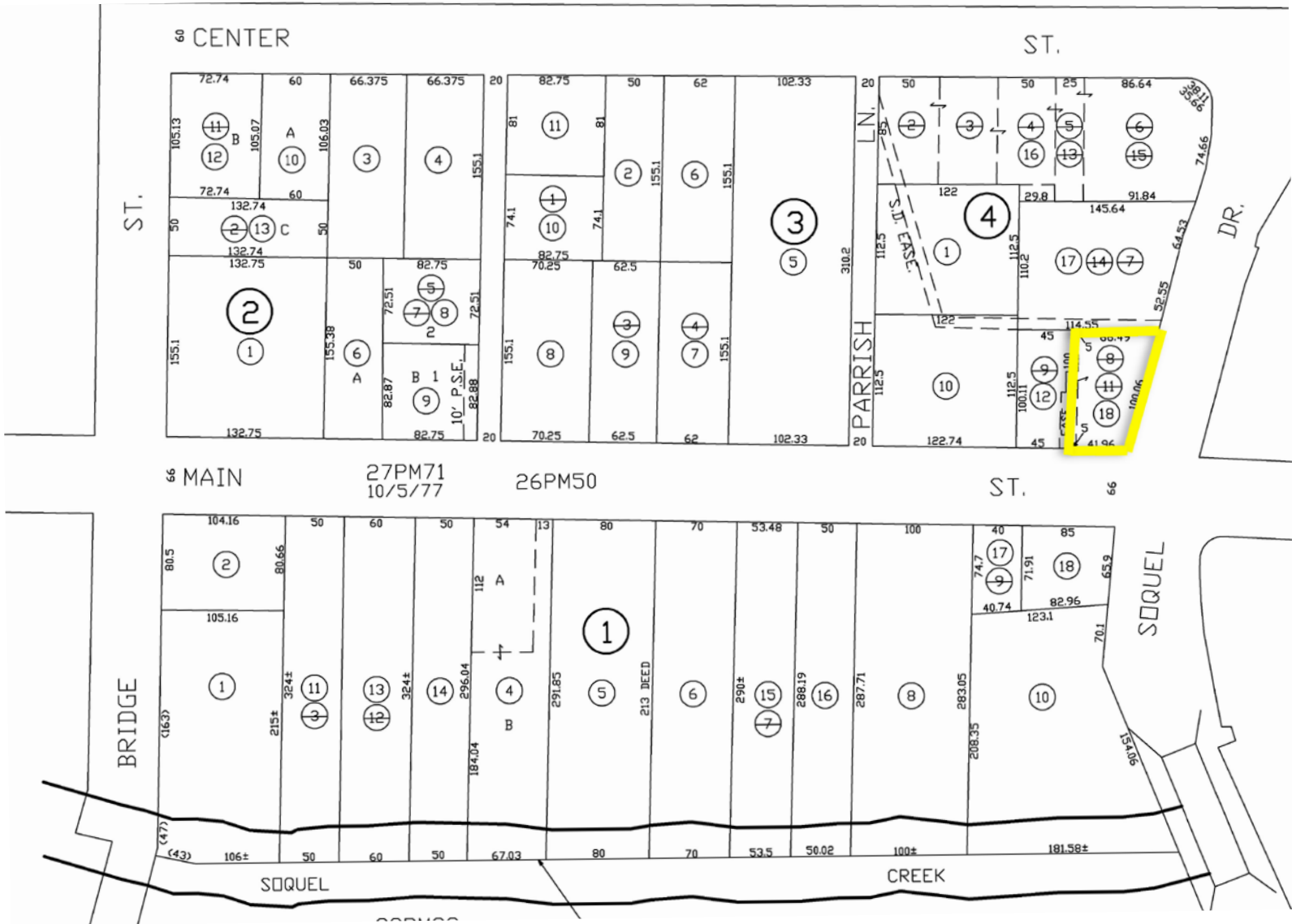
**PARKING** Eight on-site, including one disabled space. The site also benefits from the adjacent church parking lot.



# AREA



# PARCEL MAP



# PHOTOS



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