

FOR SALE OR LEASE

COMMERCIAL BUILDING
615 MISSION ST. SANTA CRUZ

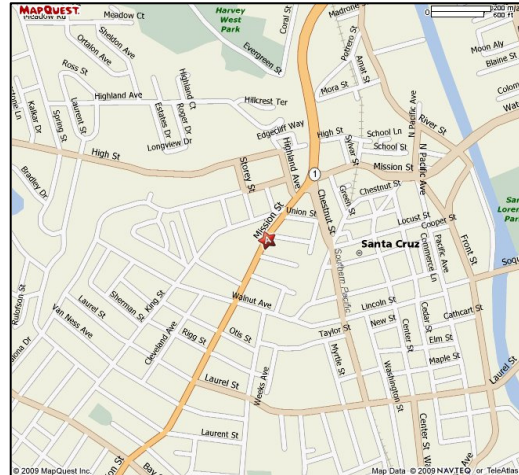


PRICE REDUCED

Sale: ~~\$725,000~~ \$650,000

Lease: ~~\$1.75 NNN~~ \$1.40 NNN

- Building: 1,913 sq. ft.
- Land: 5,976 sq. ft.
- Zoned PA
- Mission St. Frontage
- Monument Signage
- Remodeled in 2003



PROPERTY TO BE SHOWN BY LISTING BROKER ONLY

CHRIS SHOEMAKER
(831) 476-8194 x 34

chris@hirschandassociates.com



Hirsch and Associates
Investment Real Estate Brokers: Sales & Leasing
4375 Capitola Road Capitola, CA 95010

Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

Property Description



Apn:	006-411-20
Address:	615 Mission St., Santa Cruz
Location:	Fronting Mission St. at the corner of Crystal. Easy access to Mission St. Business Corridor, UCSC, Down Town Santa Cruz, Highway 1 and highway 17
Current Use:	Single Tenant Office Building
Zoning:	PA (Professional Office)
General Plan:	OF (Office)
Assessor's Use Code:	Single Office
Parcel Size:	5,976 sq. ft. +/-
Improvement Size:	1,913 sq. ft. +/-
Improvement Description:	A converted single family residence, remodeled with new roof in 2003. Two entrances (one is ADA accessible), formal entry/ waiting area, six private offices, 2 larger open offices, copy room, kitchen/ break room, restroom and storage. Central heat, alarm system, sprinklers, recessed lighting, skylights.
Parking:	5 On-Site Spaces
Monument Signage:	Yes.

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