

FOR SALE

1+ Acre Development Opportunity with Carrier Income 369-401 East Lake Ave, Watsonville



Sale Price: \$900,000

- 43,810 sq. ft. of Land
- Two Parcels
- All Tenants Month to Month
- All Tenants Want to Stay
- 210' East Lake Frontage.
- CN Zoning
- Under Market Rents



PROPERTY TO BE SHOWN BY LISTING BROKER ONLY

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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

Address: 369-401 East Lake, Watsonville

APN's: 018-181-18 (House and Taxidermy)
018-181-19 (Car Wash)

Location: 210' of East Lake Frontage with Easy
Access to Down Town Watsonville and
Area Highways

Current Use: Self-Serve Carwash, Taxidermy,
Residence

Parcel Size:

369 E. Lake	32,680 sq. ft.
401 E. Lake	11,130 sq. ft.

	43,810 sq. ft.

Description: 32,680 sq. ft. Parcel 18 Contains the
Single Family Residence and Taxidermist.
11,130 sq. ft. parcel 19 Contains the Self-
Serve Car Wash

Current Monthly Rents:

Residence	\$1,300
Taxidermist	\$ 815
Car Wash	\$1,760

	\$3,875

Rental Type: Gross

Rental Term: Month to Month

Parcel Map

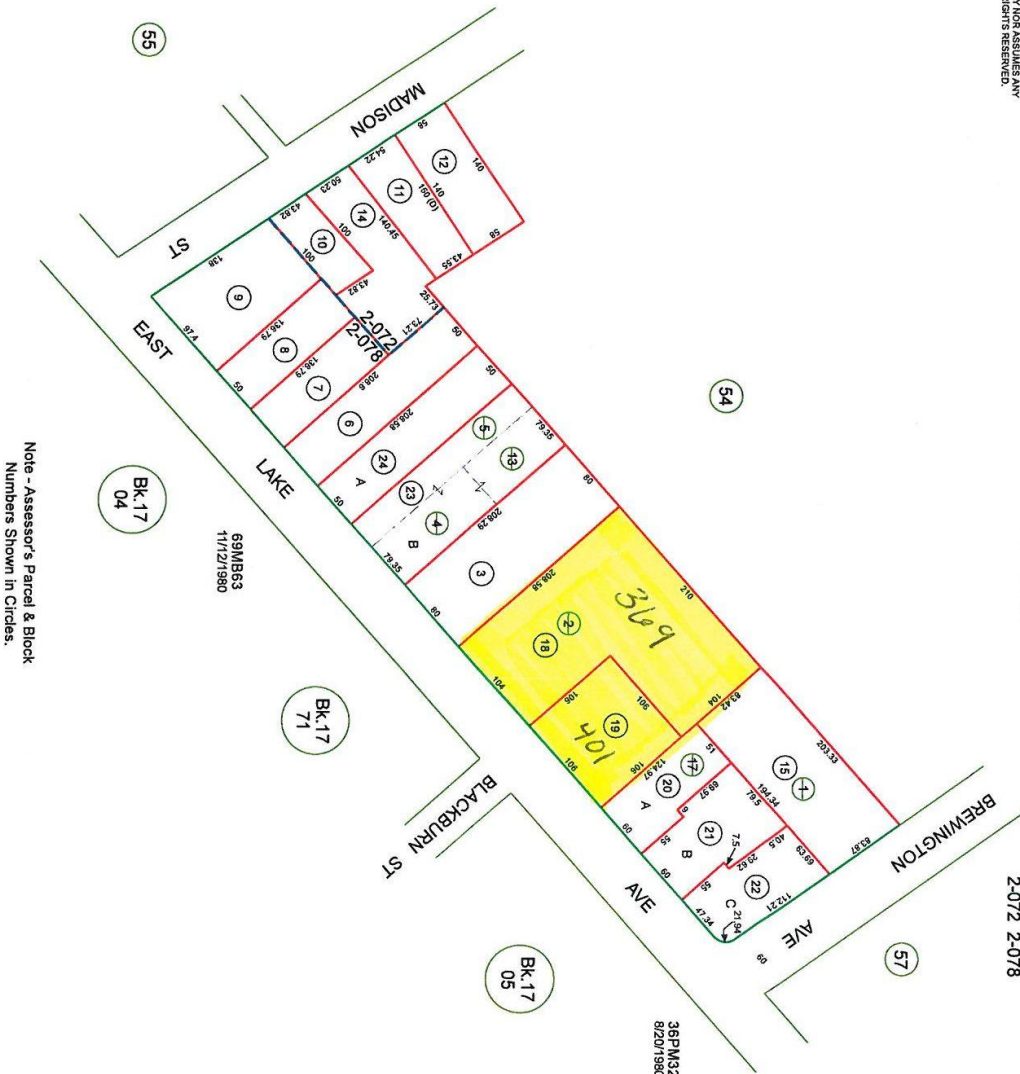
Electronically Redrawn 4/10/98 rw
 Rev 4/10/98 (Per. to pg. 54) rw
 Rev 3/8/01 mvm (changed page refs.)
 Rev 8/10/01 mvm (TCA)
 Rev 12/31/01 mvm (TCA)
 Rev 1/11/07 TD (Spatial Adjustment)
 Rev 5/30/07 1st (Tax Area Code Corr)

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CITY OF WATSONVILLE

Tax Area Code
 2-072 2-078

18-18



Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 18-18
 City of Watsonville
 County of Santa Cruz, Calif.

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