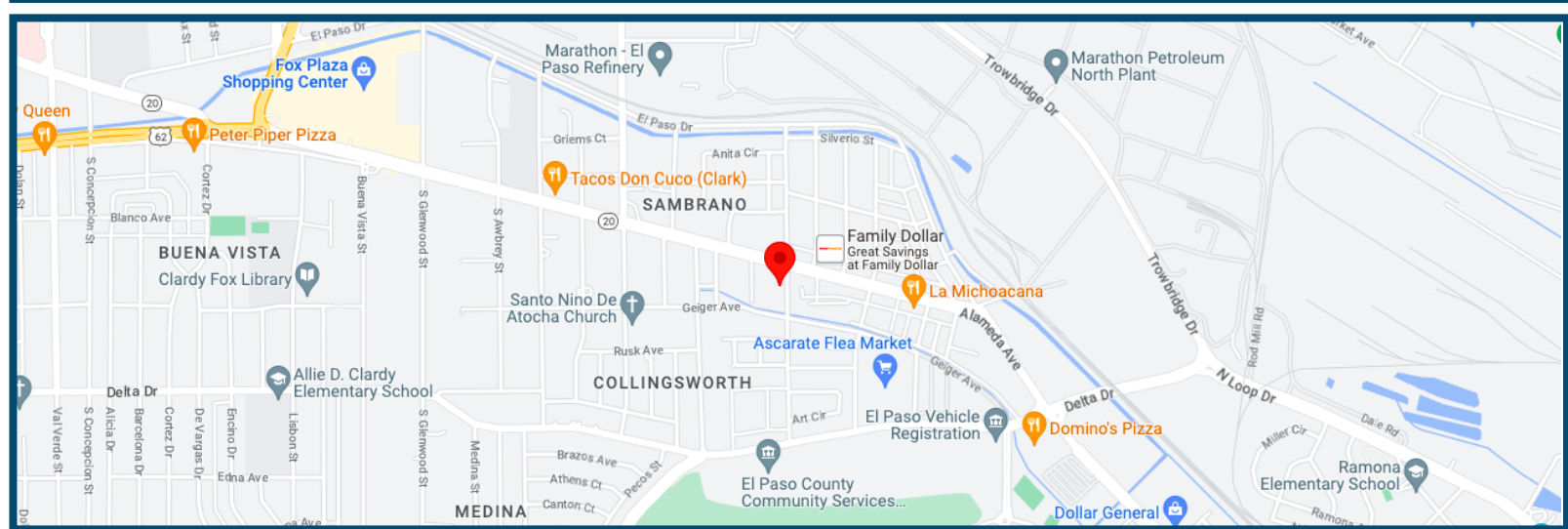


107 S. ASCARATE



FOR SALE



PRICE: \$750,000

Prime office/warehouse located just off the corner of Alameda and Ascarate with the entire property fenced in by a rock wall. The office lobby has a large one-of-a-kind European fireplace that is functional and acts as an artistic centerpiece. Both the lobby and conference room have hardwood floors, with ceramic tile throughout the rest of the building. There are 9 offices in total plus planning/estimating room, all with custom lighting, plantation shutters, and 6 glass panel doors. The warehouse has 20ft clear ceilings with two 15ft rollup doors on either end. The outside lot has a long outdoor metal shed. Room for warehouse or office expansion if desired.

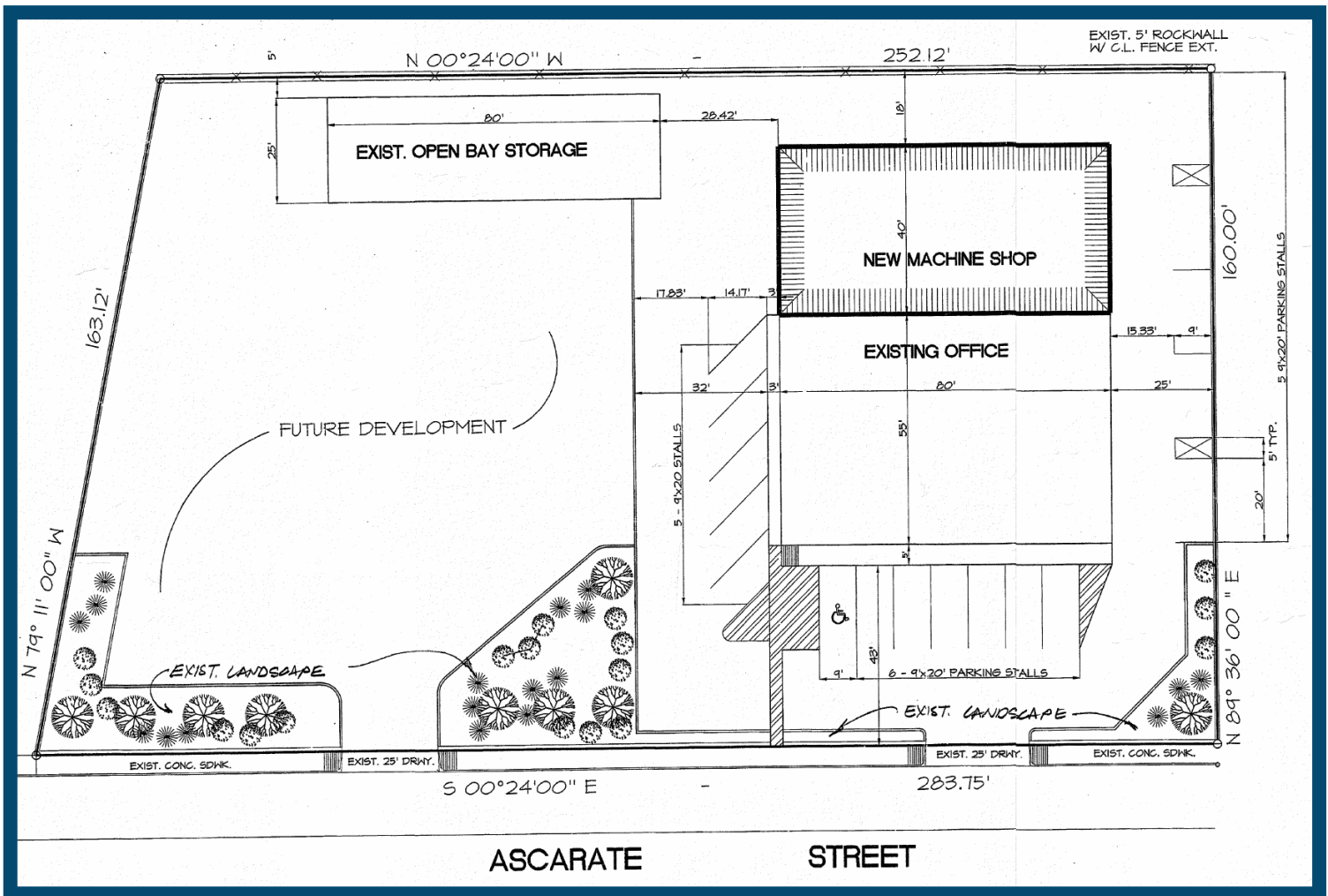


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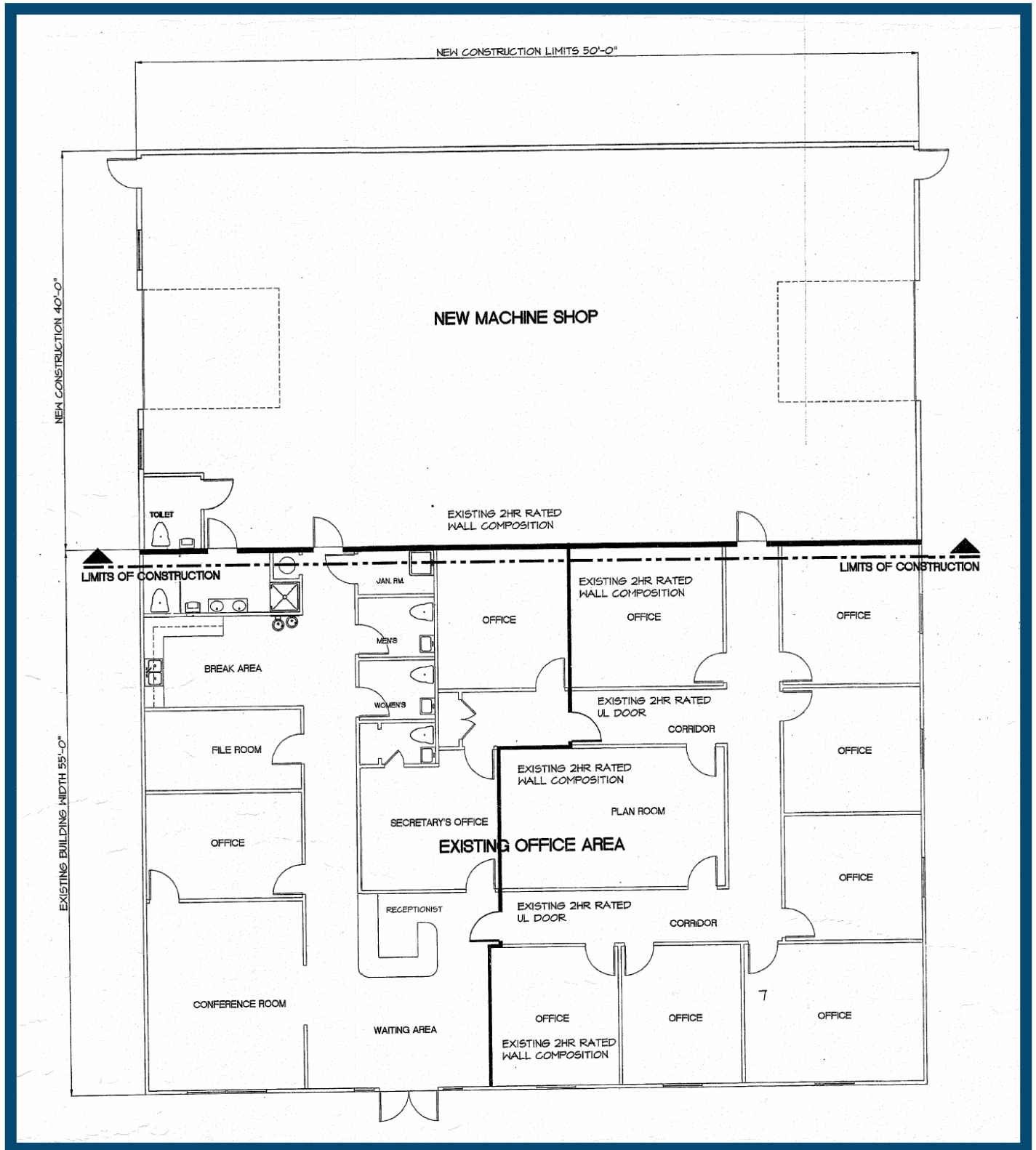


Highlights

- Office Size: 4,400 sf
- Warehouse Size: 3,200 sf
- Total Building Size: 7,600 sf
- 9 Offices, Planning Room, Kitchen
- Total Lot Size: 42,861 sf
- Zoning: C-4
- In a HUB Zone



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