

Classic Offices, Primed for Mixed-Use/Possible Live-Work

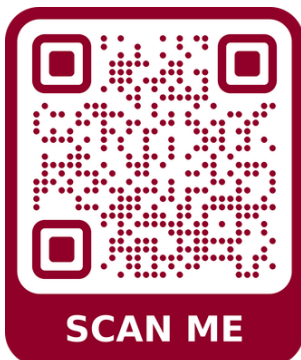
2745 PORTER ST SOQUEL CA 95073



A Stylish Classic, Primed for Mixed-Use Residential Addition/Possible Live-Work Space. Existing improvements 3-Suite Office Building with common lobby, kitchenette and restroom in classic Spanish Revival "Hollywood Bungalow" style, newly renovated with an in-place tenant paying \$3,200/mo occupying all 3 suites. There is also a detached 400 SF storage building, plus a 20'x50' easement in perpetuity with room for oversize vehicle parking at the rear of property. A full permit package has been put together to replace the existing ancillary structure with a new attached 900+- SF Warehouse/Garage wing with two 450+- SF Residential units above (pending final parking approval). Complete plans, engineering and supporting materials are available from the contractor who developed the concept with the possibility of hiring him to handle the permitting and construction, with an estimated completion date of less than 9 months. This is a rare opportunity to acquire a heritage property with excellent added mixed-use development potential, perfectly situated in the midst of the many parks, shops and restaurants of nearby Soquel Village and Main Street.

OFFERED FOR \$675,000

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