



## A Rare Opportunity

### Ventura C2 Commercial/Office Building

298 S. Seaward Ave , 298 S. Seaward Ave , Ventura CA 93003

MLS: 219010781    PRICE: \$1,450,000.00

**Year Built:** 1972  
**Parking:** 30 Cars  
**Floors:** 1

**Lot Size:** 19,170  
**Sqft:** 4400

#### PROPERTY FEATURES:

➤ Central A/C

#### PROPERTY DESCRIPTION:

A GREAT LOCATION FOR ANY KIND OF BUSINESS ~ BEST location in town with GREAT Visibility and Traffic Flow ~ Best use would be: Ground floor Boutique Offices w/Apartments or Condos Above (4 Level Allowance) ~ Consists of a large front building and buildings in the rear. (Potential Income \$9600.00 per month) ~ Sellers to retain the right to lease 1100 sq. ft suite in rear (For a period of 3 years with a 2 year Option to renew and retain signage for their business) ~ Will consider a lease option with \$100,000 option money (Length and Terms of Lease Option to be determined)

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