

OWNER-USER / INVESTMENT OPPORTUNITY

163 W Lake/184 W Beach

Watsonville, California

3800± SF | 0.70 Acres | Industrial Zoning



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Executive Summary

163 W Lake Ave / 184 W Beach St is a two-parcel property located in the heart of Watsonville's industrial district. The property features an approximately 3,800± square foot building that is currently fully occupied by tenants on month-to-month lease agreements. The two parcels total approximately 0.70± acres, with a portion of the yard area also leased to a separate tenant.

This property presents an excellent opportunity for an owner-user seeking immediate occupancy flexibility, while also offering strong investment potential with existing rental income.

Please do not disturb the occupants. Contact the listing broker for additional information or to schedule a showing.



Broker Contact Information



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