



FOR SALE

Standalone Ind/Office Building and SFR

432-438 Auzerais Avenue, San Jose



- **Building Size: 2,100 SF (leased until 5/2027)**
 - 100% HVAC and insulated
- **SFR Size: 1,400 SF (2bd/1ba) (m2m)**
- **Lot Size: +/-10,500 sf**
- **APN: 264-25-098**
- **Private office/Reception**
- **Mezzanine in Warehouse**
- **Easy access to 87/280/Light Rail**

- **Walking distance to Downtown San Jose**
- **3 Roll Up Doors**
- **Within ½ mile to Google Campus**
- **Fenced Yard**
- **Adjacent 1,400 sf House month to month (DO NOT DISTURB TENANT IN HOUSE)**
- **Zoning: R-2 (GP: Residential Neighborhood)**
- **Asking \$1,800,000**

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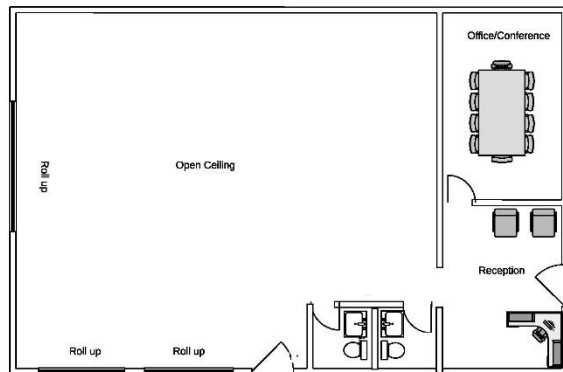
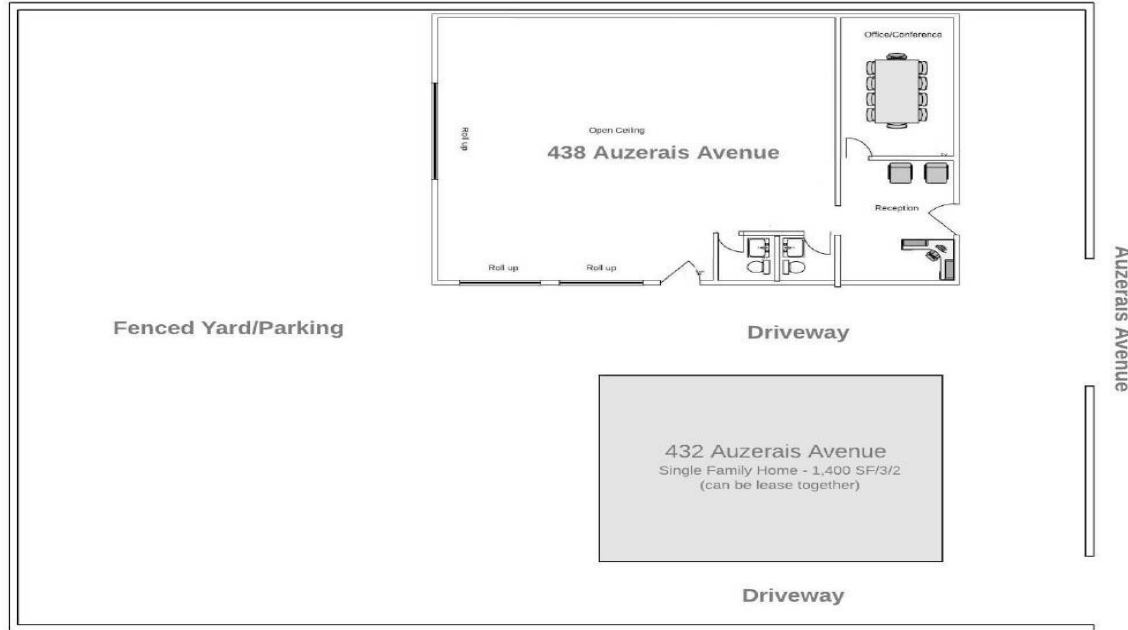
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