

452 W SAN CARLOS ST
SAN JOSE

RARE 3,147± SF AUTO BODY OWNER USER OPPORTUNITY
2 ROLL UP DOORS - LARGE FENCED YARD



PROPERTY OVERVIEW



PRICE: \$1,750,000(\$556.09/SF)	ZONING: DC – Downtown Primary Commercial
PROPERTY TYPE: Auto Body/Repair	GENERAL PLAN: DT – Downtown (Diridon Station Area Plan Urban Village)
BUILDING SIZE: 3,147± SF	YEAR BUILT: 1951
LOT SIZE: 7,160± SF	APN: 264-26-031 & 264-26-030

RARE 3,147± SF AUTO BODY/REPAIR OWNER USER OPPORTUNITY

- **3,147± SF Auto Body/Repair Building** on a 7,160± SF Corner Lot.
- **Rare Owner User Opportunity**, the Current Tenant is on a Month-to-Month Lease.
- **2 Grade Level Roll Up Doors.**
- **Large Fenced Yard/Parking Space.**
- **The Property has Two Parcels**, the Building is on One Parcel, and the Parking Lot/Yard Space is on its Own Parcel, there are Two Separate APN Numbers.
- **High Barrier to Entry Market** with Very Limited Automotive Repair/Body Properties For Sale.
- **Zoning:** DC – Downtown Primary Commercial.
- **General Plan:** DT – Downtown (Diridon Station Area Plan Urban Village).
- **The Property is Located on the Corner of W San Carlos Street & Gifford Avenue**, close to Downtown San Jose, with very easy access to CA -87 and I-280.



PHOTOS





PHOTOS



INTERIOR PHOTO







W SAN CARLOS ST

GIFFORD AVE



452 W SAN CARLOS ST SAN JOSE



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