

JNM COMPANY

Commercial Real Estate

FOR SALE – BANK OWNED PROPERTY



Asking Price: \$379,000

Address: 11551 & 11575 Merritt Street
Castroville, Monterey County

Location: Eastside of Merritt Street
Mid-Block between Walsh & Wood Streets

APN: 030-255-007

Land Area: 0.85 Acres +/- (37,000SF)/

Building Area: Two Story Residence - 1,923SF (4 Bedroom & 2 Bath)
Shop – 2,760SF +/- Includes 324SF Mezzanine, 135SF Office & 189SF Storage (Source: Appraiser)

Zoning: LC-Z (Light Commercial)
Castroville Community Plan: MU-C (Commercial/Multiple-Family Residential District)

Occupancy: Vacant

Condition of Property: Sold “As-Is” Buyer shall perform its own investigations

Comments: REO Bank Property, Great re-development property

Monterey County Zoning Administrator, Resolution No. 050373:1) Use Permit for a 2,845SF auto repair shop; and 2) a Use Permit for a landscaping installation and supply business to include: (A) a 1,500SF landscaping and supply building; (B) conversion of 2/3 of a three-car garage to a one-car garage and a 400SF landscaping business office; (C) a 2,000SF retail landscaping outdoor sales area; and (D) a 4,000SF landscaping contractor’s yard. PLN: Expires Sept 27, 2010.

DISCLOSURE: The historic industrial use of the property could have the potential for the presence of Hazardous Materials. Broker advises buyer perform appropriate investigations to its satisfaction.



For Additional Information, Please Contact: John McCormack

JNM COMPANY

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DRE# 0091993



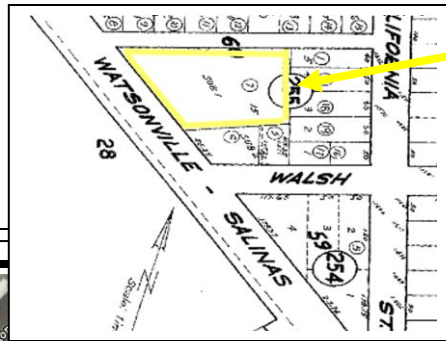
JNM Company

Shop and Single Family Residence - For Sale

11575 Merritt Street, Castroville

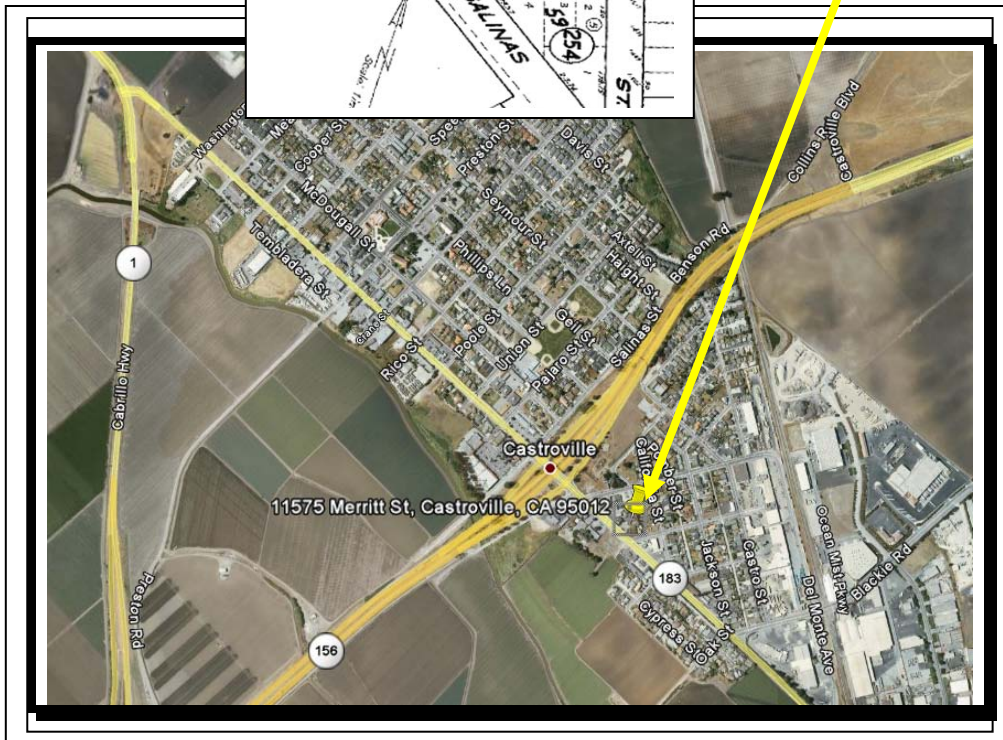


Castroville Community Plan
Merritt Street Opportunity Area



Location Map

Subject



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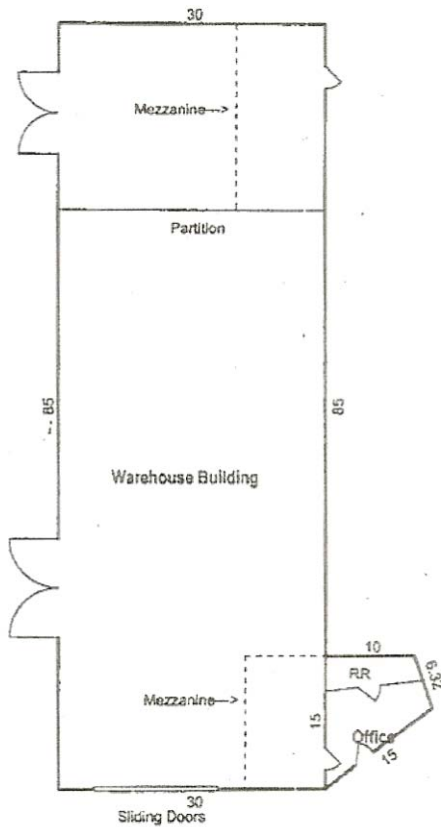
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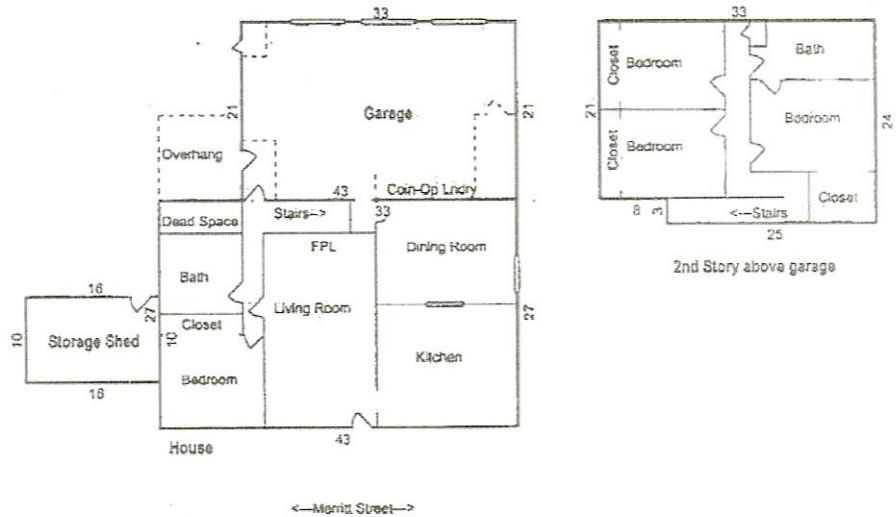
11551 Merritt Street



Warehouse Building			
	Depth	Width	Sub-Total
Shop	30	85	2550
Office	6	6.25	38
Office	6	13.75	83

Total	2670
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11575 Merritt Street



House			
	Depth	Width	Sub-Total
First Story	27	43	1161
Storage Shed	10	16	160
Second Story	21	33	693
	3	75	225
Second Story			768
Sub-Total Living Space			1929
Garage	21	33	693

Total	2782
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Source: Appraiser

Broker recommends that Buyer should perform its own investigations

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11575 and 11551 Merritt Street

Castroville, CA



DISCLAIMER and DISCLOSURE

This brochure has been prepared to provide summary information to prospective buyers and to establish a preliminary level of interest in the property. Prospective purchasers should perform their own investigations and research. The Listing Broker makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue to occupy the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable, however, Listing Broker has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building(s), or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines, only a surveyor can determine the actual boundary lines. Buyer should consider investigating the property independently.