

# JNM COMPANY

Commercial Real Estate

## FOR SALE – BANK OWNED PROPERTY



Asking Price: \$495,000

Address: 11551 & 11575 Merritt Street,  
Castroville, Monterey County

Location: Eastside of Merritt Street,  
North of Walsh Street

APN: 030-255-007

Land Area: 37,000 +/- SF

Improvements: Two-Story Residence of 1,923  
+/- SF (4 Bedrooms, 2 Baths and two car garage)  
Shop of 2,760 +/- SF (includes 324 +/- SF of Mezzanine, 135 +/- SF Office & 189 +/- SF Storage)



Existing Zoning: LC-Z Light Commercial  
Castroville Community Plan MU-C Mixed-Use (Commercial/Multiple-Family Residential District)  
Merritt Street Opportunity Area

Condition of Property: Sold "As-Is" and Vacant

Permitted Uses: *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 landscape outdoor sales area; and (D) a 4,000SF landscape contractor's yard.*

Comments: REO Bank Property, Great Site for Re-Development, Appraised Sept. 2006 for \$975,000  
Source of all Dimensions – Appraiser

**DISCLOSURE: THE HISTORIC INDUSTRIAL USE OF THE PROPERTY COULD HAVE THE POTENTIAL FOR THE PRESENCE OF HAZARDOUS MATERIALS. BROKER ADVISES BUYER TO PERFORM APPROPRIATE INVESTIGATIONS FOR BUYER'S REVIEW.**

For Additional Information, Please Contact: John McCormack

**JNM COMPANY**

Phone (831) 625-1414 • Fax (831) 626-0135  
johnmccormackjr@montereybay.com



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## Shop and Single Family Residence - For Sale

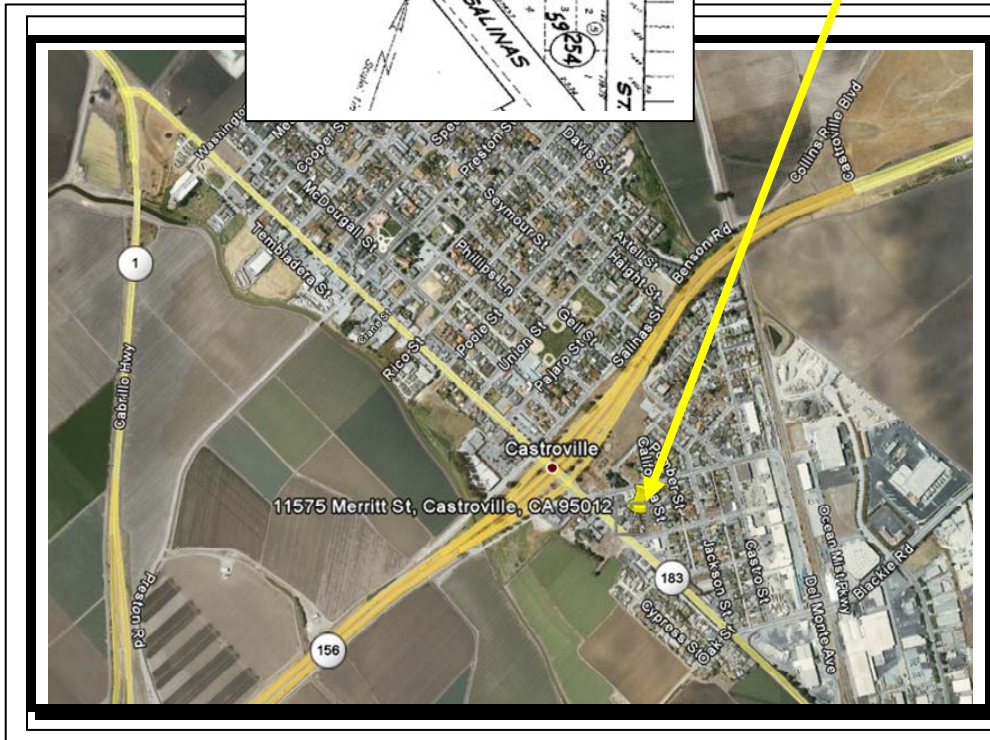
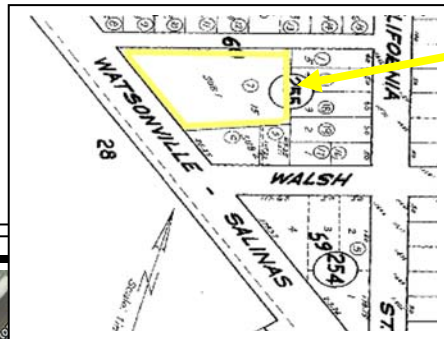
11575 Merritt Street, Castroville



Castroville Community Plan  
Merritt Street Opportunity Area

Subject

Location Map



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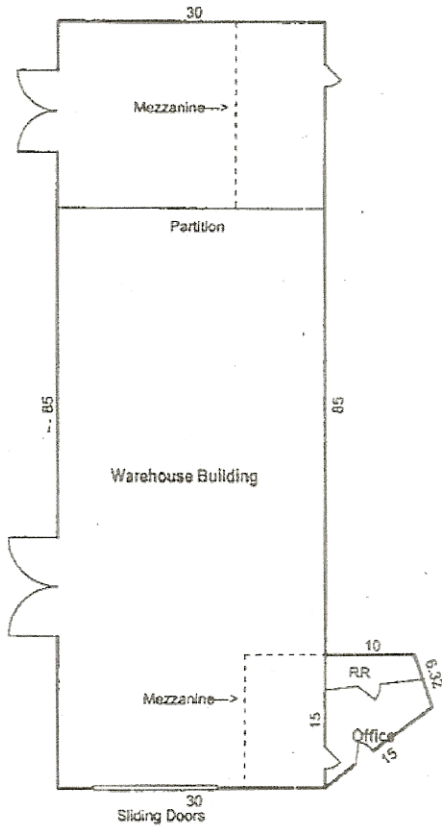
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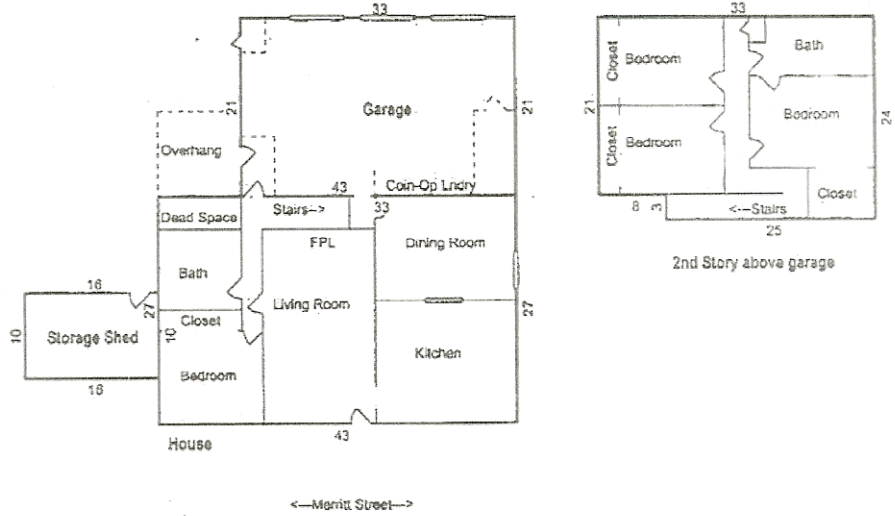
11551 Merritt Street



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

<b>Total</b>	<b>2670</b>
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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

<b>Total</b>	<b>2782</b>
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Source: Appraiser

Broker recommends that Buyer should perform its own investigations

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## 11551 and 11575 MERRITT STREET CASTROVILLE, MONTEREY COUNTY



### **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.**