

FOR SALE

\$1,100,000 (\$9.12 PSF)

1210 Olive Street

Ramona, CA



**VENTURE PACIFIC
COMMERCIAL SERVICES**

**JASON LIPOVSKY
B 858-538-7774
F 858-764-2810**

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

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DESCRIPTION

BANK OWNED INDUSTRIAL PROPERTY FOR SALE!!!

This property is located in an industrial area about one quarter of a mile northwest of the main downtown core of the community of Ramona. Olive Street is a busy street off SR-78, is ideally located and has great visibility for an industrial user. Industrial properties with large sites of this type are common in this area. The large parcel is fully fenced, secured and gated which lends itself to numerous uses including storage, parking, manufacturing and construction of additional structures. A wood frame structure is set at the front of the property and fronts Olive Street. This structure consists of four offices, two restrooms a reception area, a copy/file room and a full kitchen. Properties like this rarely come available in this area.

PROPERTY SPECIFICS

APN	281-121-12
Property Type	Industrial
Parcel SF	120,661 (2.77AC)
Building SF	1,452 SF
Buildings	1 - Single User
Year Built	1972
Topography	Level/Flat - Rectangular
Offices	4 + Copy/File Room
Restrooms	2
Zoning	M54
Power	125 Amp - 225 Amp

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AERIAL PHOTOS



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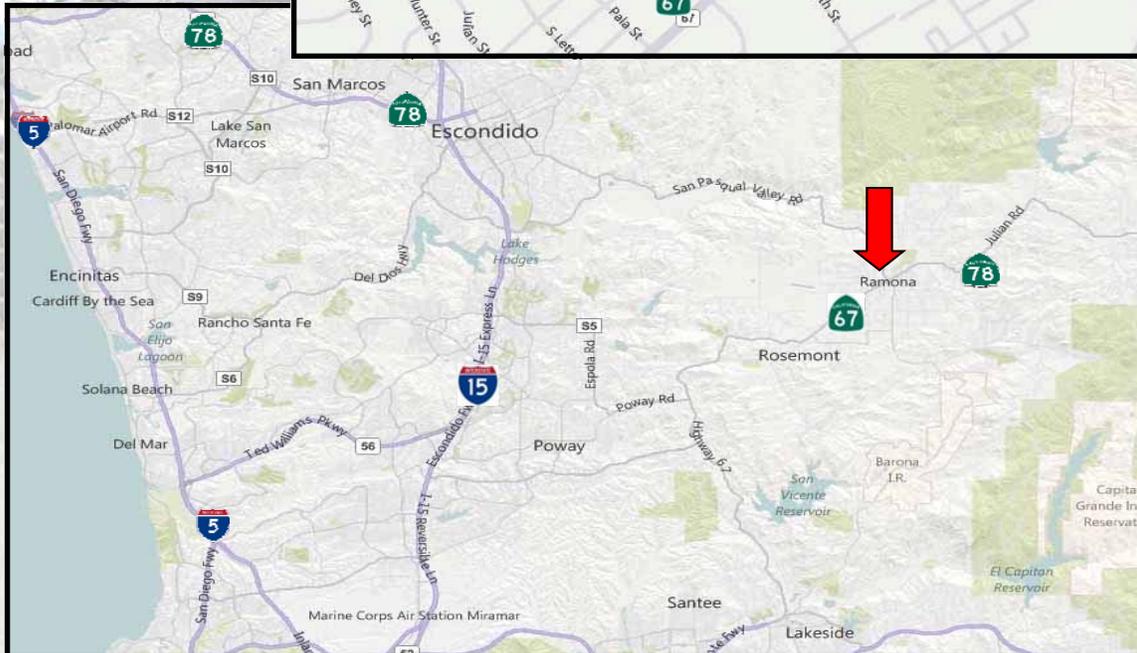
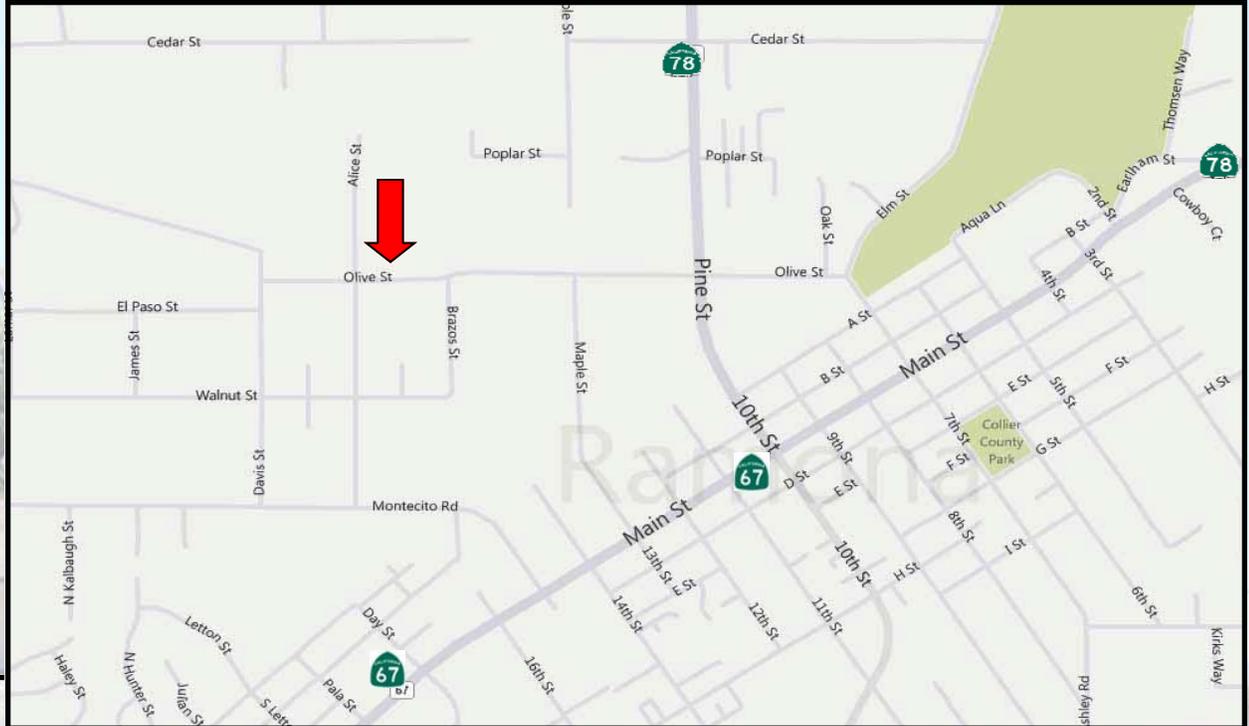
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LOCATOR MAPS



Directions:

- I-15 North/Escondido Fwy
- Exit Scripps Poway Pkwy
- Right Scripps Poway Pkwy
- Left onto SR-67 / Hwy 67
- Left onto 13th Street
- Road changes to Maple St.
- Left onto Olive Street
- End at 1210 Olive Street

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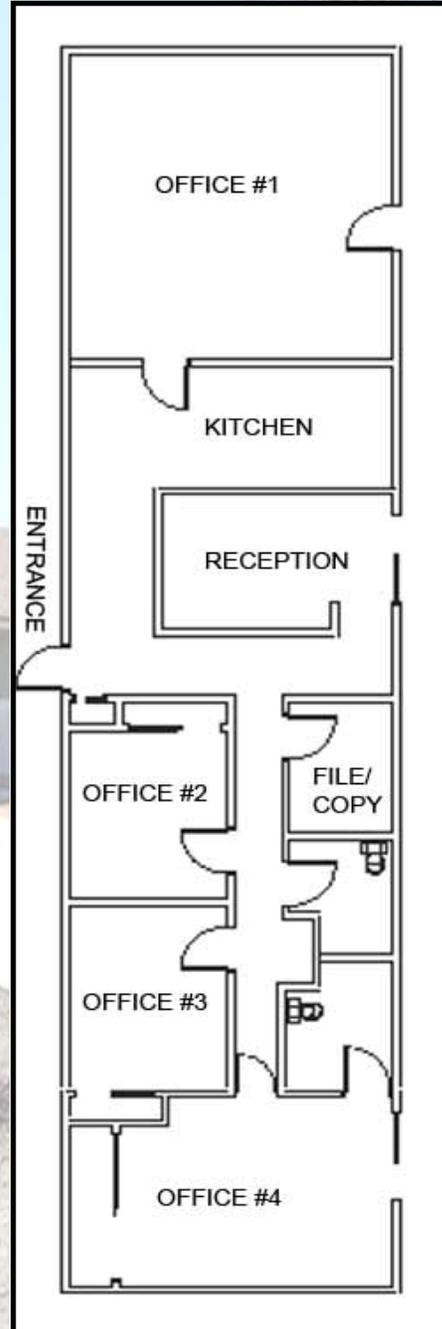
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PROPERTY PHOTOS / FLOOR PLAN



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