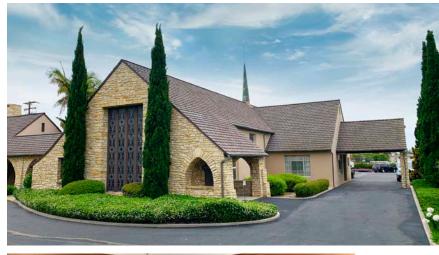


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Property Location

Property Located at a secondary signalized intersection in the City of Ventura, in between the city's 2 major regional hospitals. The property consists of **14,075 square feet** of commercial improvements and a two-story, residential triplex totaling approximately **3,390 square feet**, on a **1.67 acre** parcel.







FOR SALE \$3,750,000

Property Highlights

> Parcel Number: 077-0-040-190

> Signalized intersection

› Adjacent to 2 regional hospitals

Size of parcel can allow for redevelopment opportunities

> Lot Size: 3 - 1.67 acres





Property Opportunities

- Redevelopment site
- Medical
- > Residential
- > Service commercial

- > Religious
- Mortuary
- > Educational

Construction & Zoning

Construction Timeline w/ Key Additions*

1951 and 1954 - Mortuary (14,075sf)

1966 - 3 Apartments w/ 6 Car Garage (3,390sf)

1968 - 252sf Office Addition

1983 - Crematorium Addition w/ Associated Structures - Approx. 10,000sf + 1,800sf Garage

2008 - Garage Addition to Funeral Home

*Construction dates were compiled from sources deemed credible including property records and building permits. The brokers and owners do not guarantee their accuracy.



Zoning Overview

Designation: R-1-1AC

Description: Single-Family Residential

Notes: Per City zoning representatives, zone changes are subject City review and may require a Planned Development Permit, Design Review Permit, and Use Permit. For expedited feedback of a proposed project, a Conceptional Design Review is available through the City's Planning Department.

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