

2,991 SF OFFICE/WAREHOUSE CONDOMINIUM FOR SALE

2501

WINDWARD WAY



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Voit

REAL ESTATE SERVICES





SALE PRICE:
\$822,500

VENTURE COMMERCE CENTER

is located at the **HEART** of the busy Eastlake and Otay Ranch business districts. The property is surrounded by **HIGHLY ACCLAIMED, AWARD WINNING**, new communities in Eastern Chula Vista. **IMPRESSIVE** shopping centers, restaurants, community parks and recreation facilities are located nearby. With intimate **PROXIMITY** to State Route 125, 10 minutes to the Otay Mesa Border Crossing, 12 minutes to Interstate 805 and 20 minutes to Downtown San Diego, Venture Commerce Center is close to all.

PROPERTY FEATURES

- » ±2,991 SF purchase opportunity in a highly desirable two-story office condominium
- » Corner unit with upgraded features and visibility from the entrance of Venture Commerce Center
- » Unit is completely upgraded and has beautiful touches throughout
- » Hardwood floors throughout the condo

FIRST FLOOR:

- » Beautiful reception area
- » Glass-enclosed conference room with an open feel
- » Office on first floor with another large office area / cubicle area
- » Kitchen and break room on first floor with granite counter tops
- » 2 bathrooms located on the first floor
- » Warehouse space with roll-up door located in the back of the condo

SECOND FLOOR

- » Three large & spacious, glass-enclosed offices with a small break/common area

SALE PRICE: \$822,500





PROPERTY SPECIFICATIONS

ADDRESS: 2501 Windward Way,
Chula Vista, CA 91914

BUILDING TYPE: Office Condominium

SQUARE FEET: 2,991 SF

STORIES: 2

YEAR BUILT: 2006

RESTROOMS: 2 (First Floor)

PARKING: 9 Spaces

ZONING: BC-1

APN: 595-710-20-35

HOA PAYMENT: \$549.51 / month

SALE PRICE: **\$822,500**

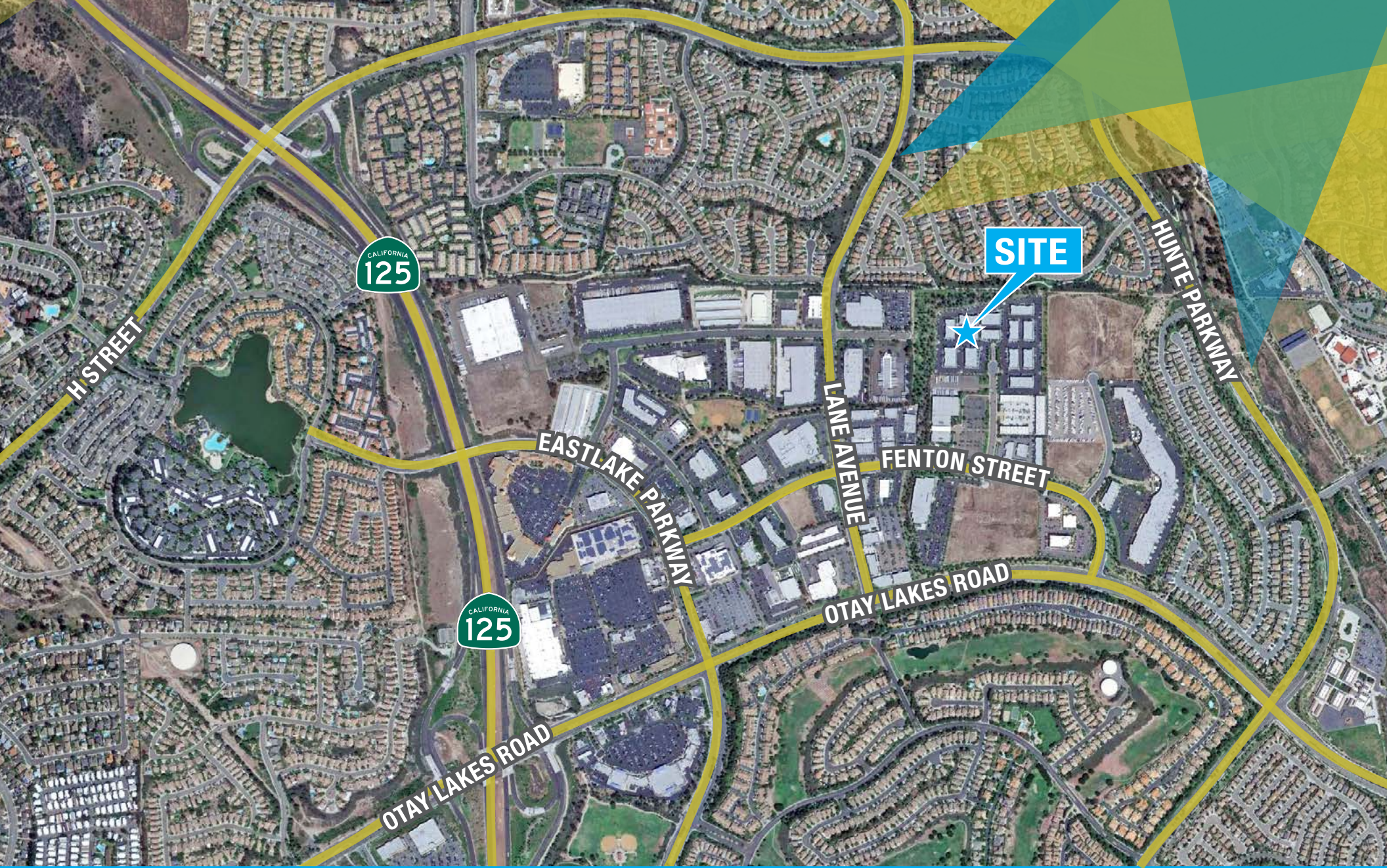
FINANCING

SBA PURCHASE SCENARIO

Property Purchase Price:	\$822,500
Less Down Payment:	\$82,250
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Wells Fargo 1st TD:	\$740,250
Amort -Wells Fargo 1st TD:	25
Wells Fargo Interest Rate:	4.90%
Total Monthly Mortgage Payment:	\$4,284
Total Monthly Payment Per Square Foot:	\$1.43*

*Monthly mortgage payments based on a 25 year fixed rate SBA 7A loan monthly payment, with interest rates at 5.25% (Numbers accurate and up-to-date as of May 2019).





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