

297

East Main Street, Ventura 93001

Downtown Retail / Prime Location



OFFERED FOR SALE AT
\$2,795,000.

Prime Corner 1/2 Acre Lot
Lot Size: 21,845 Sq.Ft.

PROPERTY HIGHLIGHTS:

- Historical downtown Ventura location
- Prime high traffic shopping district
- Zoned DC (Downtown Core)
- Currently generating \$2,400/ month income
- Best undeveloped corner lot in downtown Ventura
- Three blocks from beach and 101 freeway access
- Potential uses: retail, financial, restaurant, office, medical, condo

Current proposed entitlements being processed include:
9,000 sq.ft. ground floor retail center, 34 offices, and
residential condominiums on the 2nd, 3rd, and 4th floors

Other uses allowed. Please confirm proposed usage with the City of Ventura.



The above information has been furnished by the seller or other sources. This information is deemed reliable, but is not guaranteed. All interested persons should independently verify the accuracy of the above reported information.

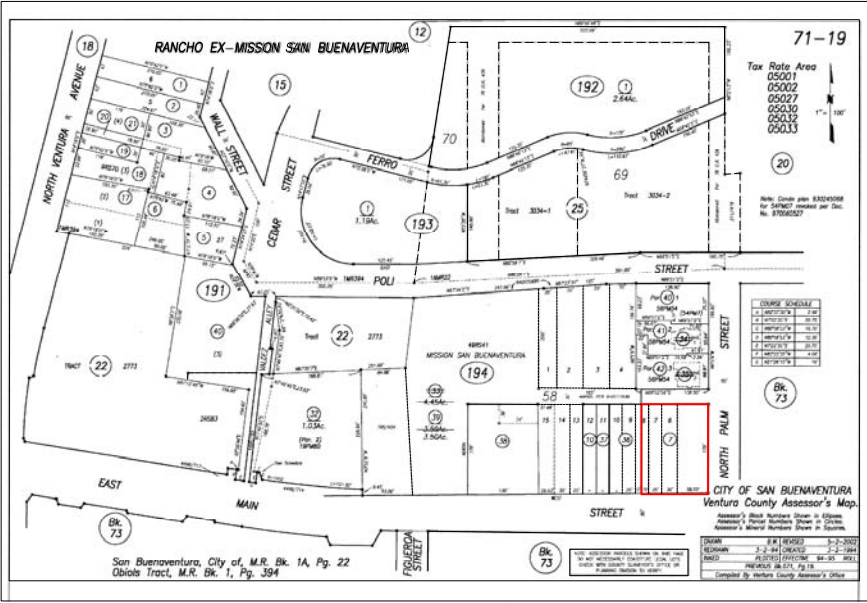
www.realinvestments.com

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297 EAST MAIN ST.
VENTURA, CA 93001

21,845 SQ. FT.
APPROXIMATELY
ACCORDING TO THE
COUNTY ASSESSOR
1/2 ACRE +



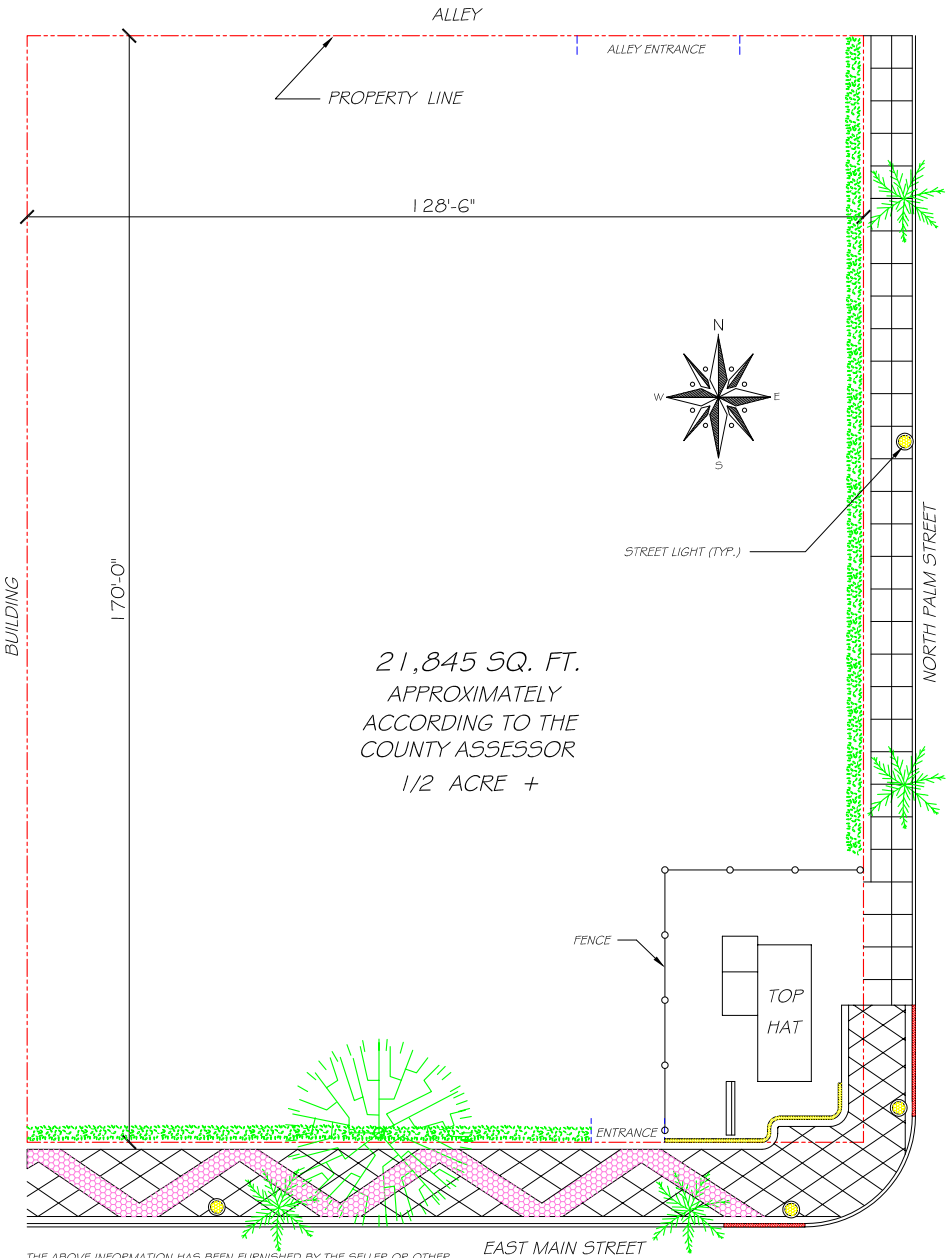
LOOKING AT FRONT OF PROPERTY FROM MAIN ST.



LOOKING FROM MAIN ST. ENTRANCE TOWARD BACK OF PROPERTY



LOOKING FROM BACK OF PROPERTY TOWARD MAIN ST.



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