

1114

E. 4TH STREET, SANTA ANA, CA 92701

± 4,625 SF COMMERCIAL BUILDING WITH RARE TRUCKWELL



FOR SALE OR LEASE FREESTANDING, FENCED YARD WITH A TRUCKWELL

Voit

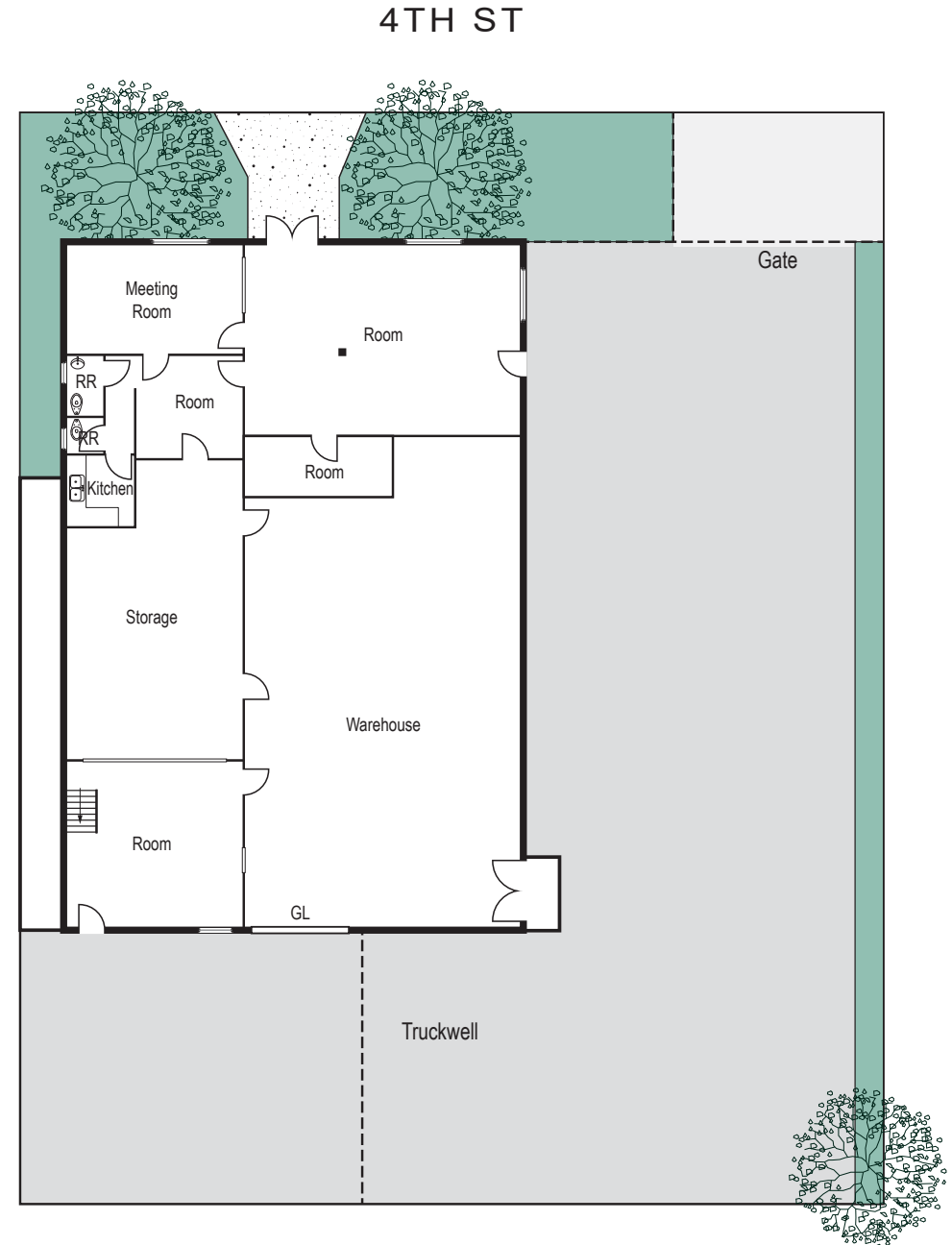
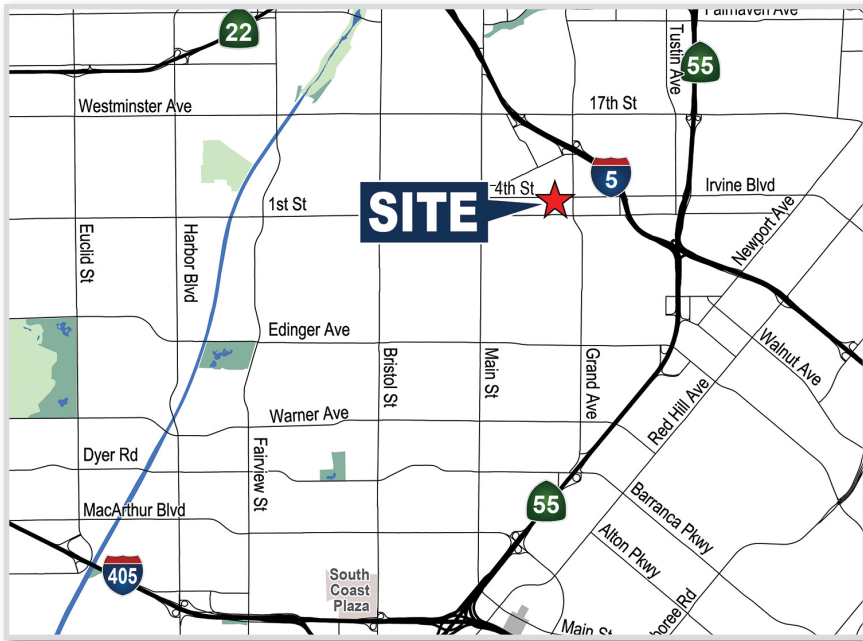
REAL ESTATE SERVICES
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EXECUTIVE SUMMARY:

This is a rare, one-of-a kind property. Freestanding brick-masonry building with a truckwell and a fenced yard near historic downtown Santa Ana. The property has a Special Development (SD 84) zoning that allows auto services, retail, professional and mixed use/live-work (*Verify with City*)

CONDITION	As-Is
BUILDING ADDRESS	1114 E. 4th Street, Santa Ana, CA 92701
BUILDING SIZE	± 4,625 SF (<i>Verify</i>)
OFFICE	TBD
WAREHOUSE CEILING CLEARANCE	± 12' - 14' Minimum (<i>Verify</i>)
PARKING (<i>VERIFY</i>)	± 10 Spaces
LOADING DOORS	Dock High Loading with One (1) Ground Level Door
FENCED YARD	Yes
PERMITTED USES (<i>VERIFY</i>)	Multi-family/live-work*, Retail, Auto Service, Business, Financial, Professional, Recreation, Education, Assembly. *Verify Standards with City
ZONING	SD-84 - Transit Corridor (CDR)
LAND AREA	± 12,514 SF

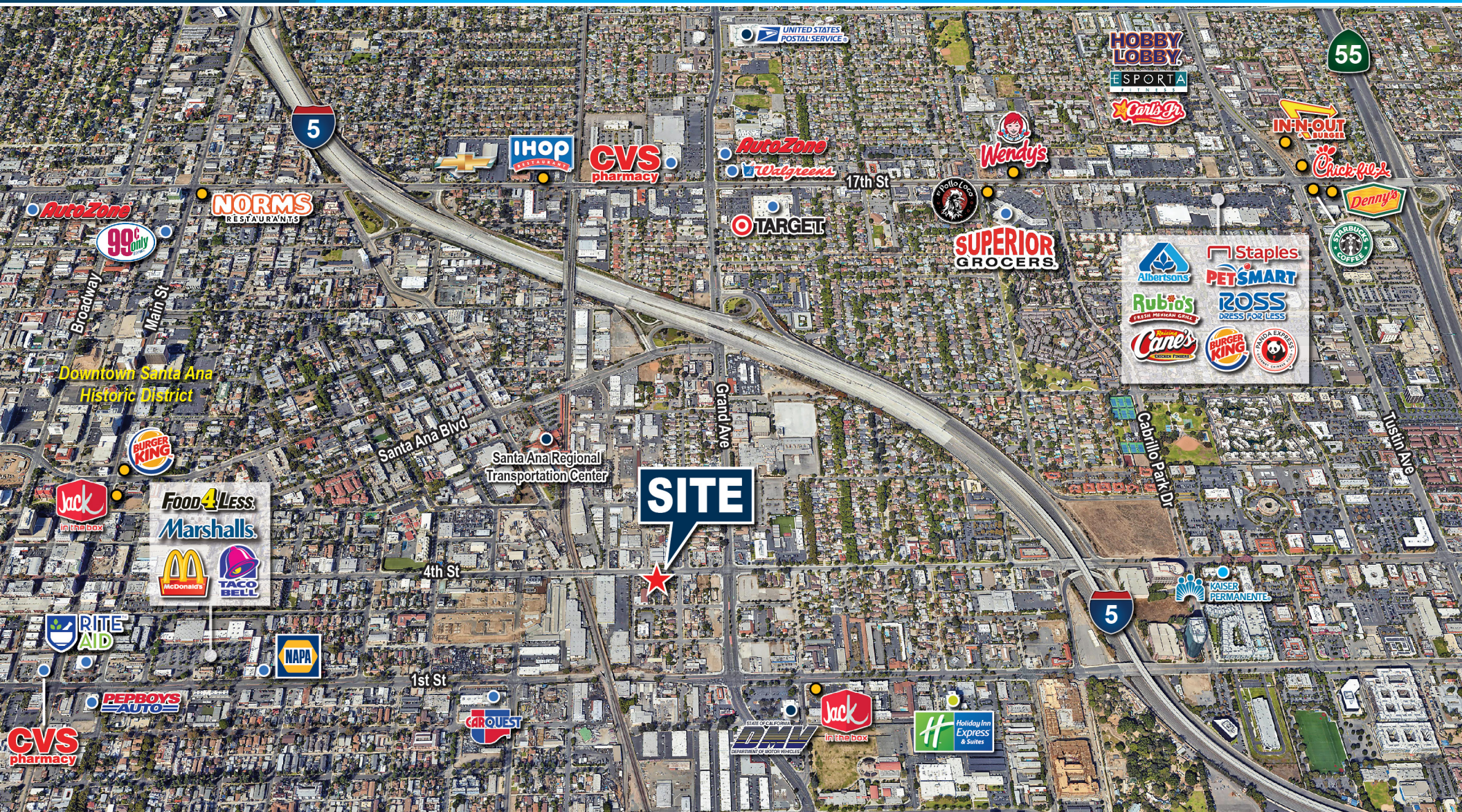




Site plan not to scale.

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