



Renz & Renz

Investment & Commercial Brokerage

20 Acres - Zoned for Industrial

& Commercial uses

Just off Hwy 101!

5350 Monterey Road- Gilroy, CA 95020

\$4,390,000

LOCATED NOW

in the immediate area are 3 major Motels, Marriot's, Shell Gas Station, Jack in the Box, Carl's Jr., Jeffrey's, KFC, A&W, Chevron, Truck Stop, RV Park, RV Sales.



George L. Renz , CCIM

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7500 Arroyo Circle, Suite 170

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- Freeway 101 sight exposure with easy freeway access.
- Railroad at rear of property
- In City limits/Zoned CM/Approve Tentative Map.

Your Investment Real Estate Source

20 Acre Commercial/Industrial Land For Sale \$4,390,000

Location

The subject property is located south of the southern most exits off 101 Freeway in Gilroy. More specifically, it is at 5350 Monterey Rd, Gilroy, California. Monterey Road is parallel to Hwy 101. Excellent site visibility from Hwy 101. Over 150,000 cars per day.

Identification of the Property

The subject consists of one parcel totaling 20.025 Acres of land with existing Warehouse and Greenhouse buildings, and Retail Nursery Center. The property is in a rectangular shape with some angles making the property narrower in the front than in the rear. Current gross monthly income from 5 tenants is \$9,990. Tentative subdivision map to 16 commercial and industrial lots have been approved by the city of Gilroy.

Legal Description

Assessor's parcel Number 841-31-021. Adjoining 29.7 Acres also for sale and can be assembled with the subject. (Now in contract)



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Location: The subject property is located at 5350 Monterey Hwy Gilroy, CA. This sits approximately 1/4 mile south of the Monterey Exit off US Freeway 101. On some site maps it may appear as Old Bolsa Rd.

Area: Approximately 20.025 Acres or 872,506 square feet.

Soil: Sandy Loam, soil reports are on file with the owner.

Topography: The subject property slopes gently east and south, although it is level.

Flood Hazard: The property is subject to flood mitigation schemes which absorb approximately 4 acres of rear property when developed. See attached tentative map.

Improvements: The subject property has Warehouses, Greenhouses, and a Retail Nursery. Nursery was operated by prior Owner.

Access: Access to parcel is paved frontage rd off Hwy 101, otherwise known as Monterey Rd.

Zoning: The Current Zoning is CM and the property is in the city limits. It is very flexible with uses ranging from Recreational Vehicle Parks, Truck Stops, Shopping Centers, Motels, and Restaurants, to Industrial uses. Most Commercial and Industrial uses.

Other

Description: Due to CM Zoning and high visibility, Hwy 101 can be for many different uses. Almost any Commercial, Retail, or Industrial use.

Proximity : Property is located within the city limits.



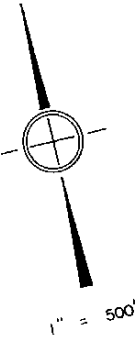
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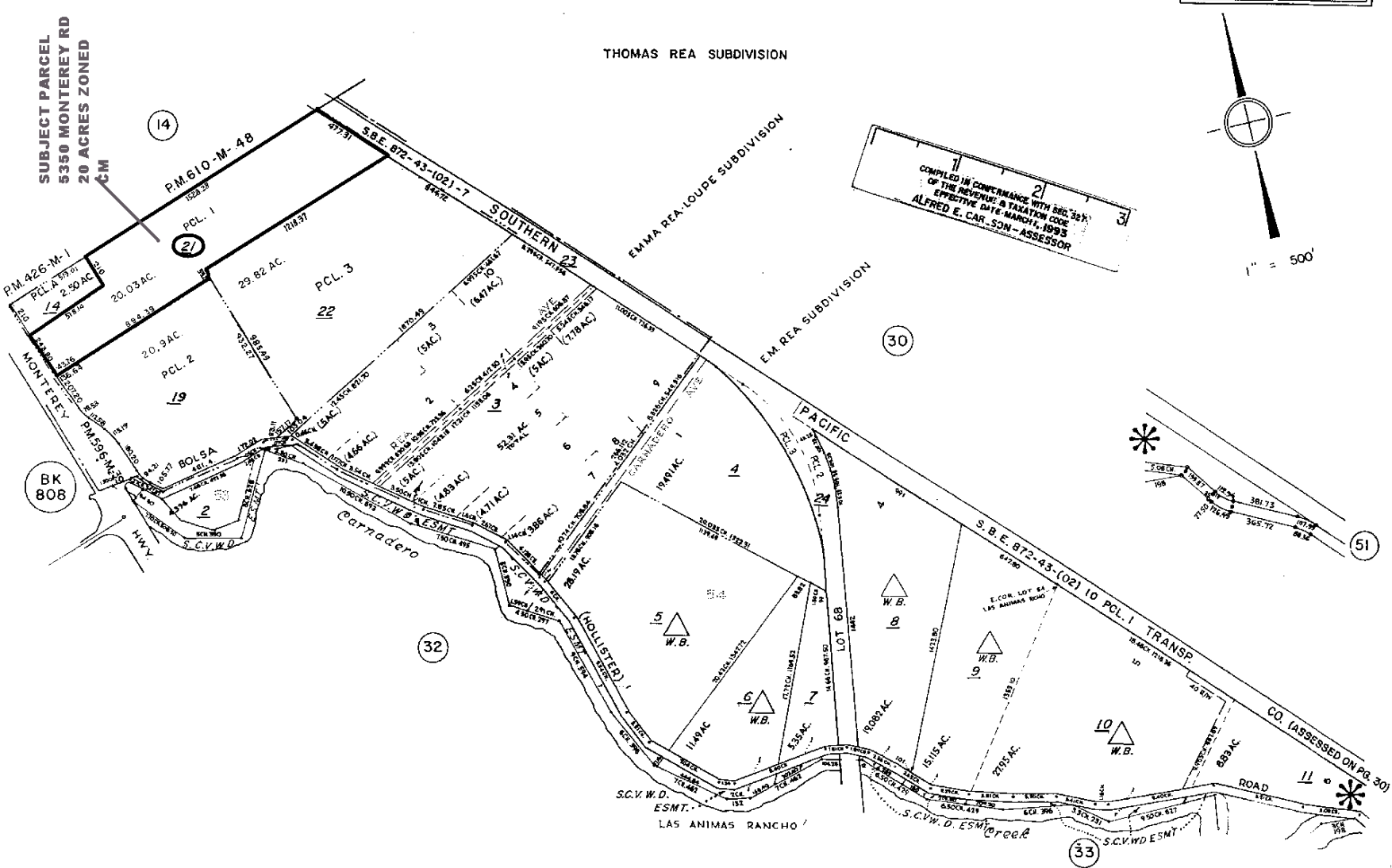
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OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY, CALIFORNIA

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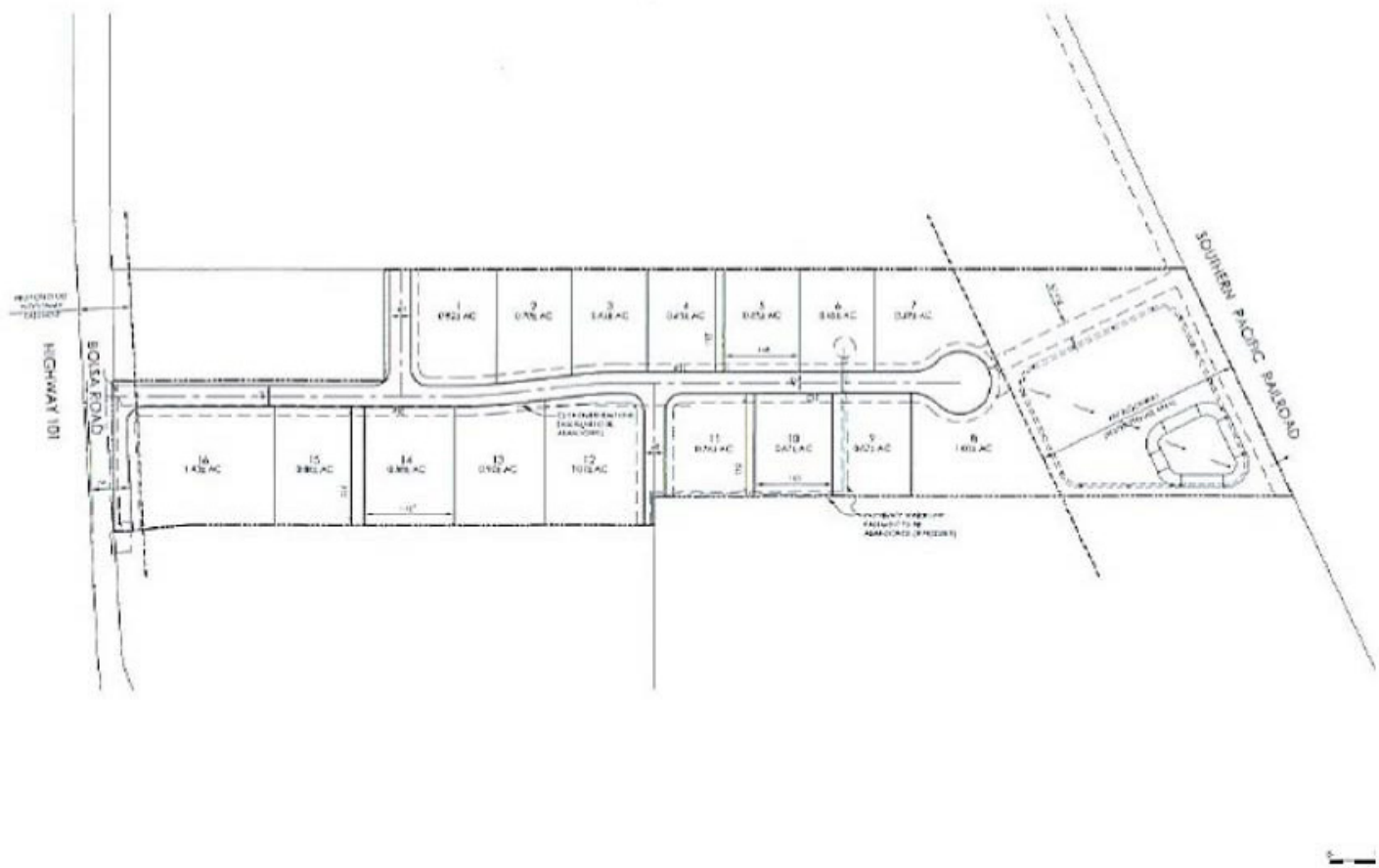
COMPILED IN CONFORMANCE WITH SEC. 322 OF THE REVENUE & TAXATION CODE EFFECTIVE DATE MARCH 1, 1993 ALFRED E. CAR, SON - ASSESSOR



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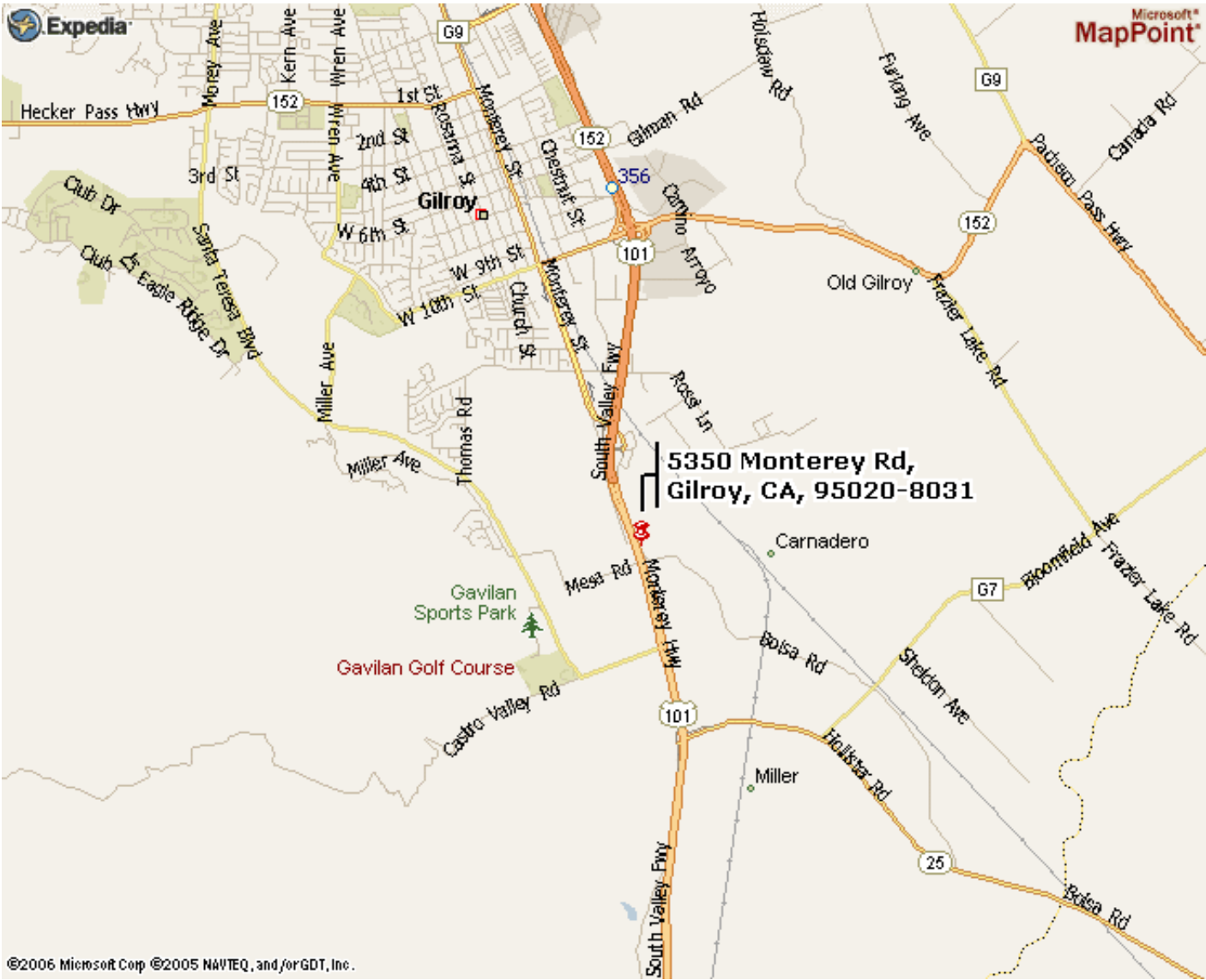
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