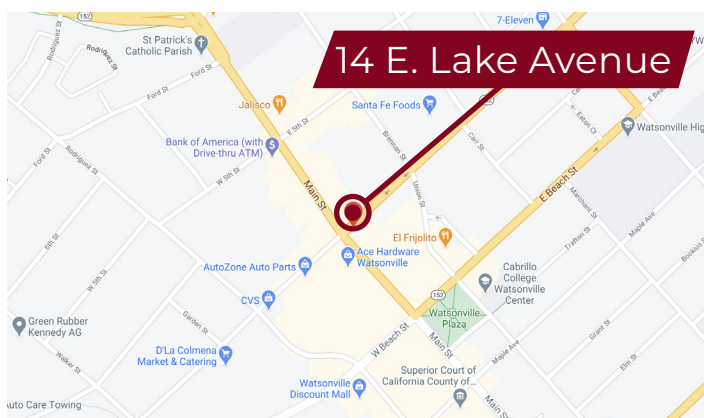


# A CLASSIC BUILDING IN THE HEART OF WATSONVILLE



## 14 E. LAKE AVENUE, WATSONVILLE 4,200 Sq Ft Building | 4,225 Sq Ft Lot

Property can be delivered either vacant or Seller will lease it back at a Fair Market rate of \$1.00 per Square Foot Gross month with a 2 year term, with a 4-year option to renew. The owner has invested an estimated \$120K-\$140K worth of TI's, repairs, and capital improvements into the building. Repairs and capital improvements are included, as well as business assets (Furnishings, Trade Fixtures, and Equipment).

Offering rate: **\$1/SF/MO**



### DATTA KHALSA

Broker/Owner

cell: **831.818.0181**

office: 831.462.4000 x201

Datta@mainstrealtors.com

DRE #01161050



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