

MIXED-USE FOR SALE
CARLSBAD RETAIL SUBMARKET
3135-3139 ROOSEVELT STREET, CARLSBAD, CA 92011

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LISTING DATA

BUILDING SF: 2,380 SF plus 900 SF storage area with roll up door

LOT SF: 6,747 SF

PROPERTY TYPE : Mixed Use / Multi-Family

COMMENTS:

- Coastal Carlsbad Village location west of 5 fwy
- Conveniently located to downtown Carlsbad Shops and Restaurants
- Walking distance to the beach
- Potential mixed use or multi family Development Opportunity (Carlsbad Village District 5 Zoning)
- Well maintained building with recent remodel in 2008; new electrical, plumbing, HVAC, as well as new roof.
- Potential mixed use or multi family development
- Current Tenant in place, current income of 6k per month (tenant responsible for all utilities)

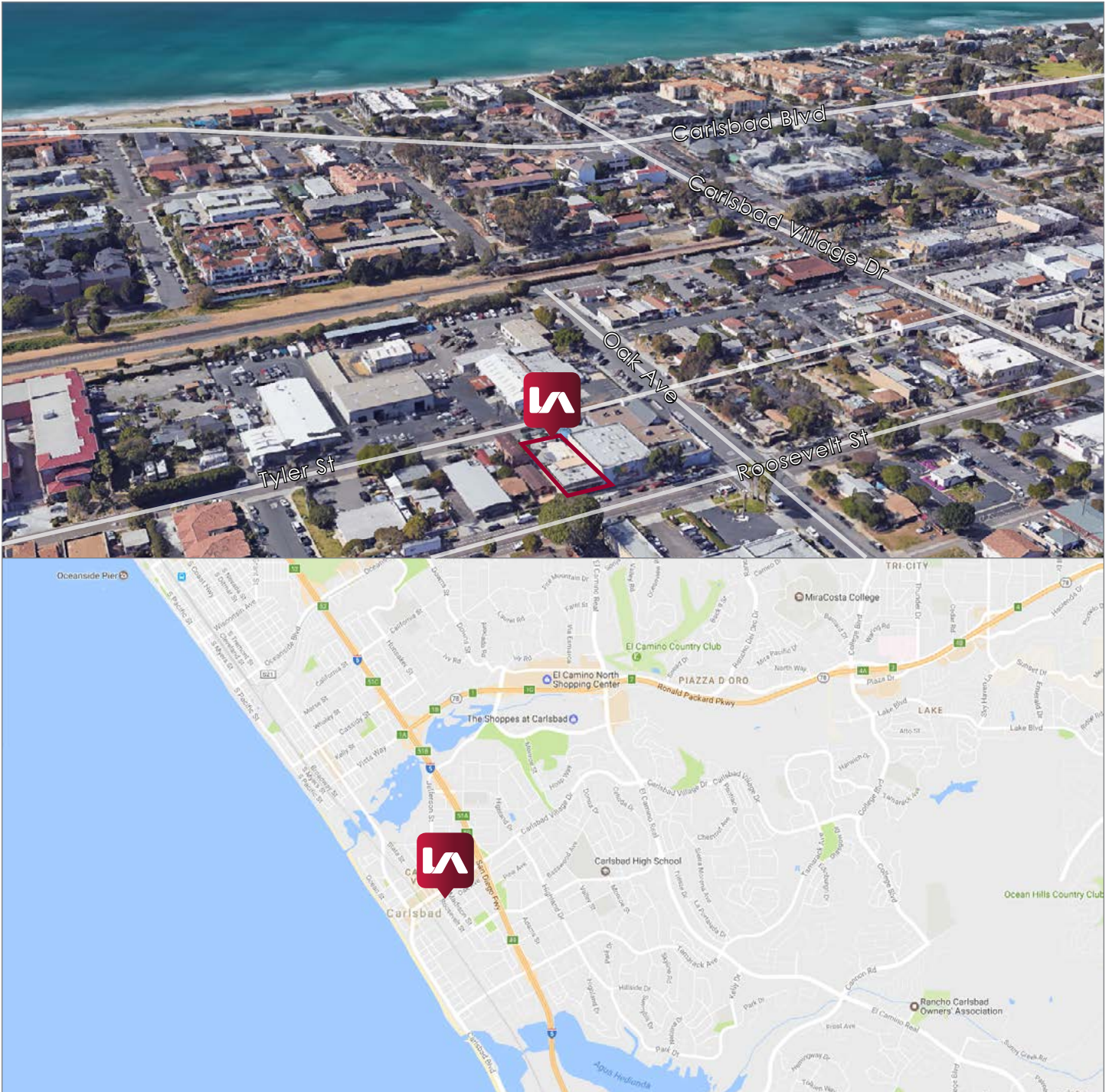


Do not disturb tenant or walk on property.
Property will be shown with accepted offer.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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