

Commercial Property For Sale

REDUCED PRICE!



**172-180 N.
Ashwood Avenue**

VENTURA, CA

CBRE



Executive Summary

CBRE, Inc., as exclusive agent, is pleased to present this opportunity for an owner/user or investor to acquire this commercial property in Ventura, CA. The property consists of two (2) buildings – a main building of approximately 8,131 square feet at 180 N. Ashwood Ave and a separate approximate 1,892 square foot annex building at 172-176 N. Ashwood Avenue, including an exclusive parking lot.

Centrally located in the City of Ventura, it is easily accessible from both Telegraph Rd and Loma Vista Rd., as well as being near Ventura Community College, Ventura County Medical Center, and Community Memorial Hospital.

The Opportunity

172-176 & 180 N. Ashwood Avenue | Ventura, CA

FOR SALE: \$2,100,000 (Apx. \$210 / SF)

Property: 10,023 square feet
 (180 Bldg: 8,131 square feet)
 (172-176 Bldg: 1,892 square feet)

APN 078-0-222-010

Zoning: C1 ([Limited Commercial Zone](#))

Lot Size: 0.56 acres

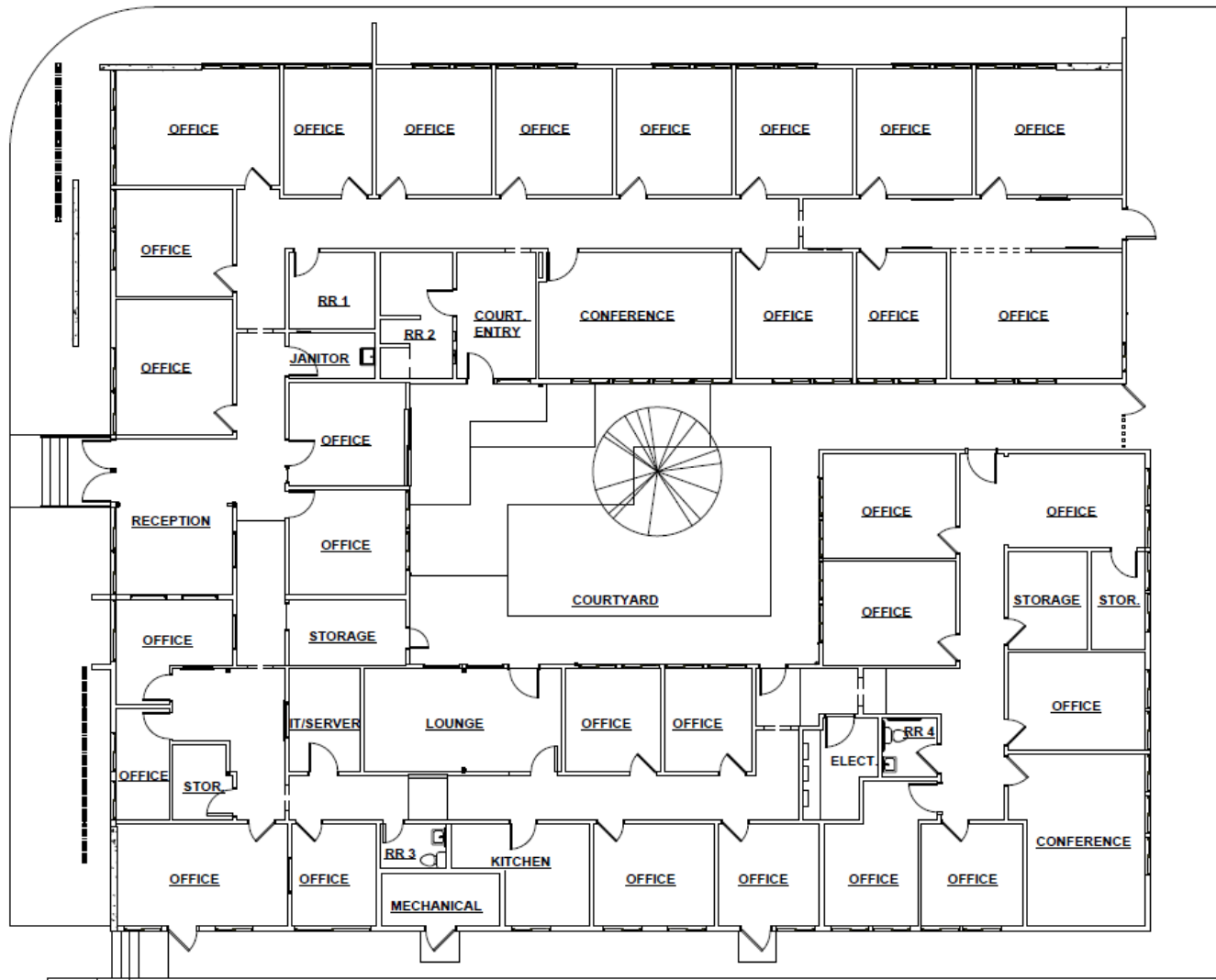
Parking: Eighteen (18) standard parking lot stalls, one
 (1) H-accessible stall, plus street parking
 available.

Year Built: 1965 - City of Ventura has identified the
 property as a potential historic site.

Medical Uses: Medical uses are allowed.



180 N. Ashwood Ave.



Site Plan

180 & 172-176 N. Ashwood Avenue



COLISEUM ST.

N ASHWOOD AVE.

ALLEY

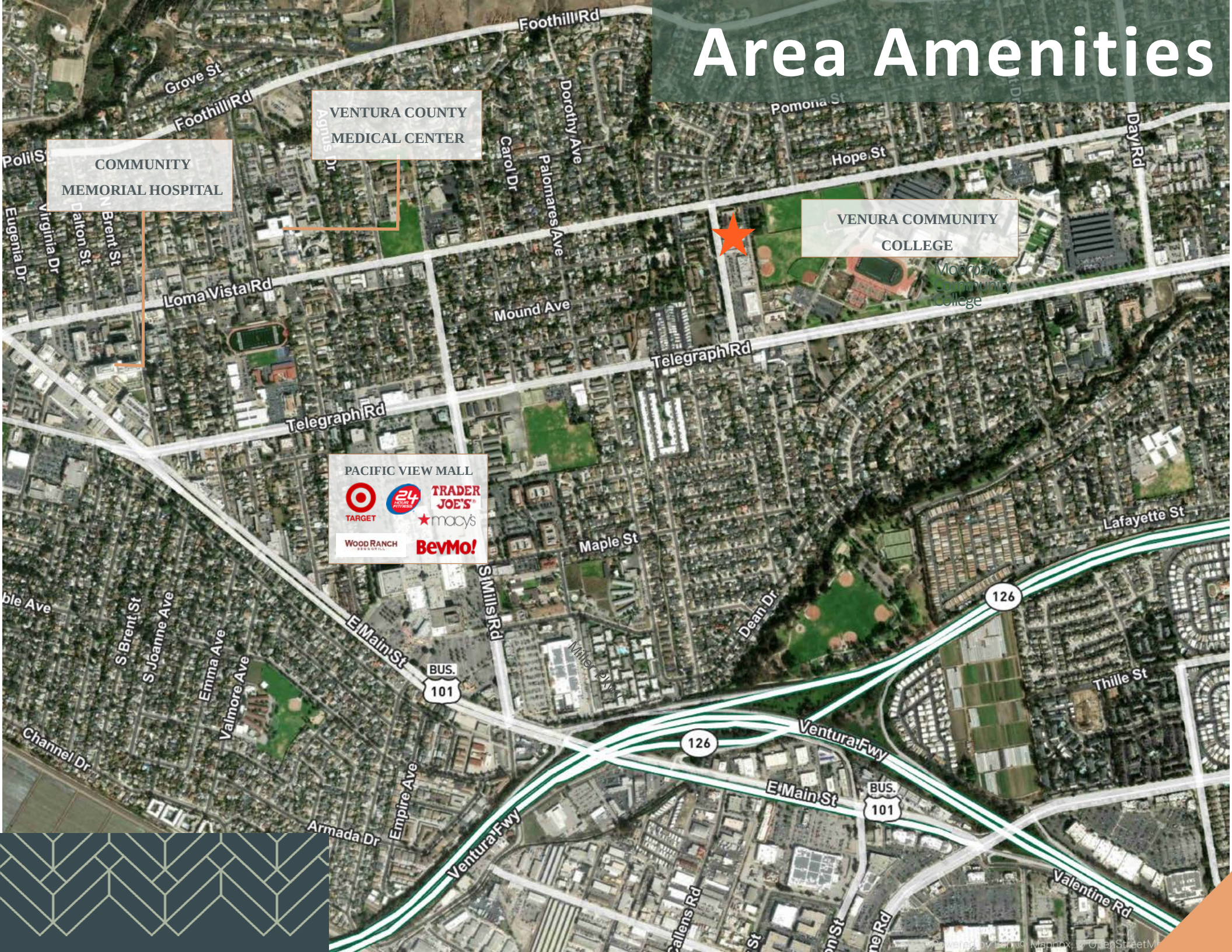
(E) RINCON ANNEX BUILDING







Area Amenities



COMMUNITY
MEMORIAL HOSPITAL

VENTURA COUNTY
MEDICAL CENTER

VENURA COMMUNITY
COLLEGE

PACIFIC VIEW MALL



WOOD RANCH

BevMo!

Modesto Community College

172-176 & 180 N. Ashwood Ave.

C1 Commercial Property For Sale



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