



1225 PUERTA DEL SOL #200

FOR SALE | 2,110SF POPULAR INDUSTRIAL CONDO AVAILABLE | 1225 PUERTA DEL SO #200, SAN CLEMENTE, CA 92672





Extremely popular 2,110SF industrial condo for sale in San Clemente. Here is what you need to know:

ESSENTIAL PROPERTY HIGHLIGHTS

HIGH-CLEARANCE warehouse storage, ready for vertical racking and optimized inventory system

CAR-RACK ready, with two-vehicle-high stacking and multiple cars on ground level, can fit between 6-10+ cars!

PRIVATE OFFICES plus reception area, kitchenette, storage space, multiple restrooms, flexible conference room, and high-clearance warehouse

SIGNAGE VISIBLE from major roadway on Avenida Pico, visible to daily traffic on this busy street

PLENTIFUL parking with wrap-around lot directly out front door

CLOSE TO AMENITIES with multiple shopping centers around the corner with banking, dining, office supplies, shopping options and more

Here's Why This Is A Must-Buy:

-Coveted Space: Offering 2,110 sq ft of single-story industrial condo, this the ideal setting for growth for your business or as the ultimate hobby haven.

-Huge Versatility: Equipped for your "toy" storage with the ability to place full-height car racks and potential for several double-stacked secured vehicles to maximize your full warehouse space. Think classic cars, boats, or any treasure you hold dear, all housed within an expandable high-clearance warehouse. The current Seller has leveraged the high-clearance warehouse to hold a collection of classic cars with room for more, installing car racks to take advantage of the vertical storage ability for free without needing a larger, more expensive, property.

-Business Up Front, Party In The Back: Thinking of a smart investment? This condo is already set up to be divisible, offering a front-office tenant space with separate amenities – a savvy move that could cover most of your ownership costs. Store your stuff in the warehouse while collecting rent from a tenant up front, with separate entrances and restrooms for both sections of your condo. Easy money in the bank!

-Strategically Located: Nestled in Talega's serene sea-breeze-soaked valleys, you're just a 2-minute drive from some of San Clemente's best lunch spots, mountain biking and hiking trails, and several shopping centers, blending business with pleasure seamlessly - ensuring your days are professionally productive and personally fulfilling.



SHACC
SURFING HERITAGE
& CULTURE CENTER

KNOB HILL



VISTA HERMOSA
SPORTS PARK



BELLA COLLINA
WINE & GOLF RESORT

SAN CLEMENTE
SELF STORAGE

24
FITNESS

TALEGA
GOLF CLUB



AVENIDA VISTA HERMOSA

SUBJECT
PROPERTY

LEFT
COAST
PROPERTY



Paws
PET RESORTS
Stay & Play

CALLE ALICANTE

AVENIDA PICO

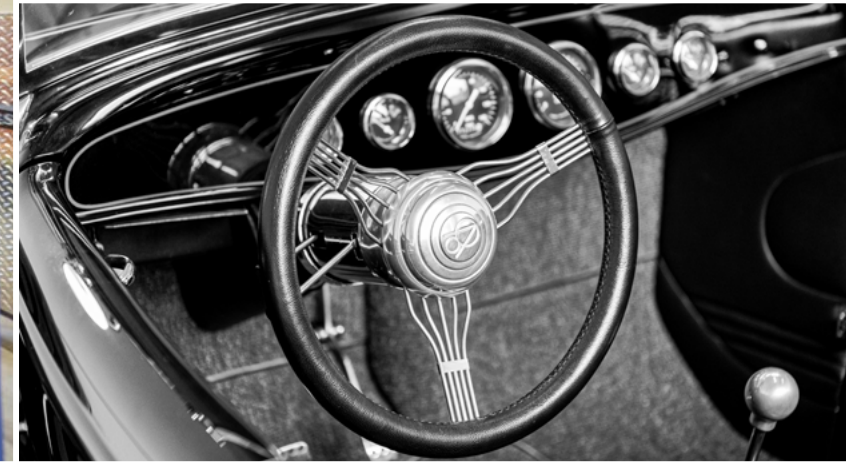
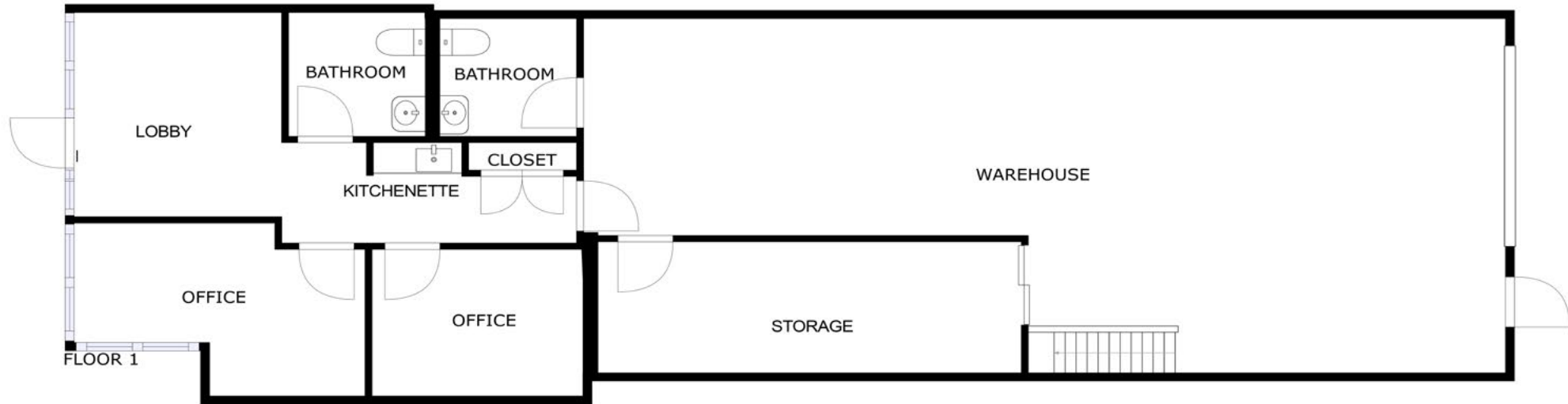
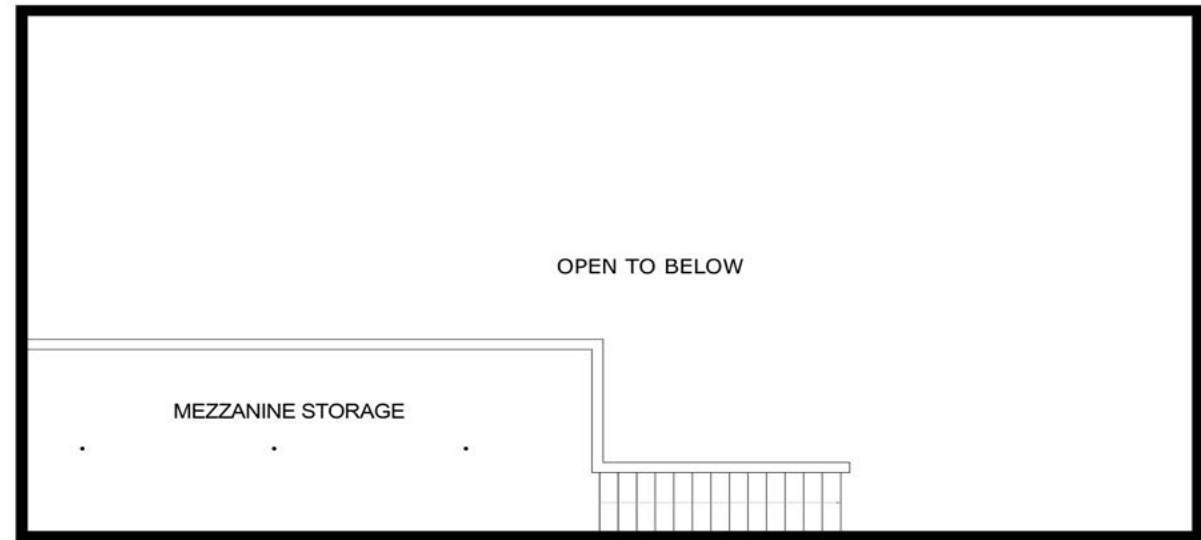




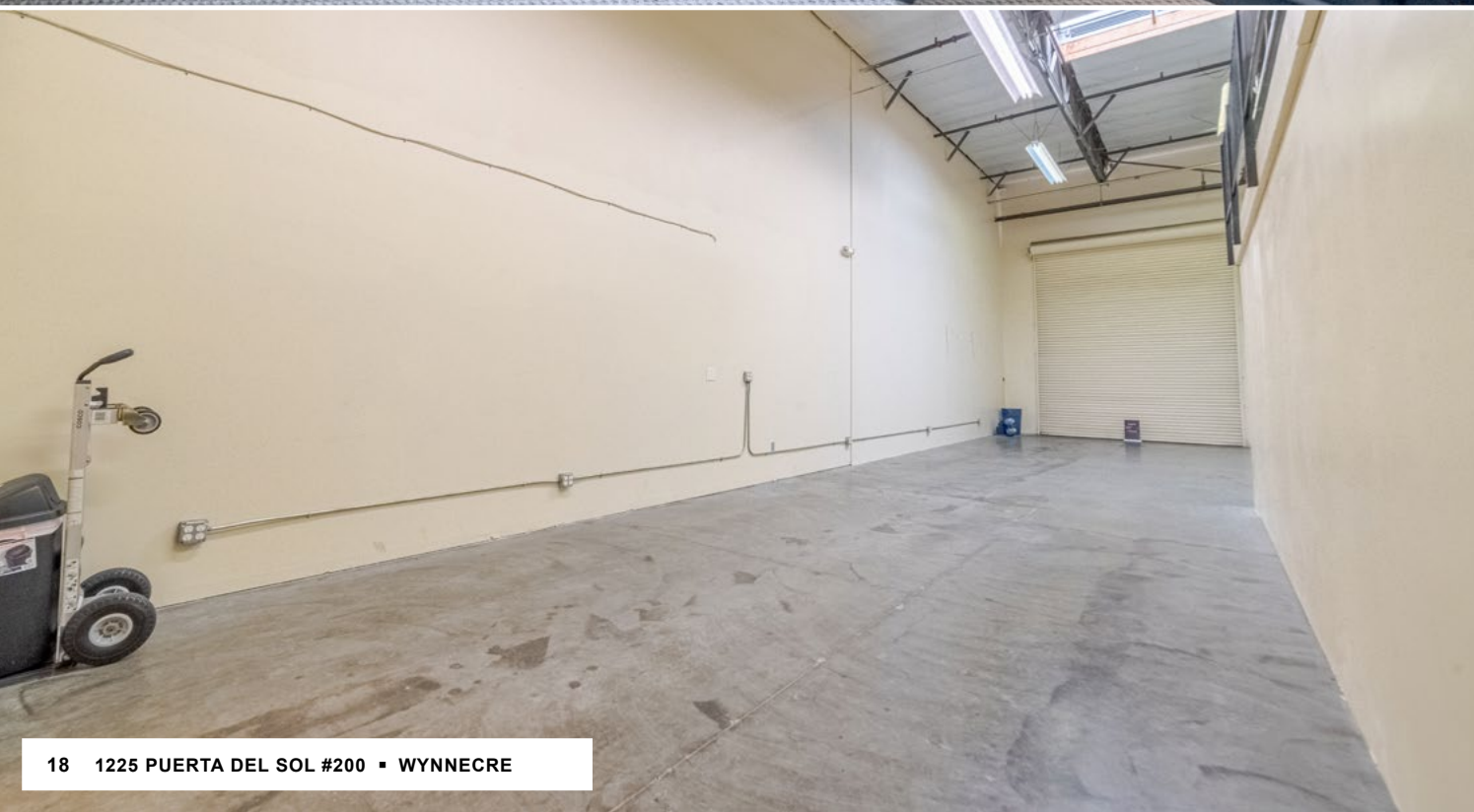




APPROX. FLOOR PLAN - FIRST FLOOR











Presented By:

JAMES WYNNE
President
949-374-2052
jim@wynnecre.com
wynnecre.com

LIC N° 01242705

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