

4,985 SQ FT

OFFICE/WAREHOUSE BUILDING

FOR SALE

1226 Puerta del Sol
San Clemente



JOHNSTON PACIFIC

COMMERCIAL REAL ESTATE, INC.



WWW.JOHNSTON-PACIFIC.COM

949-366-2020

- **Total Building SF:** 4,985 sf.
- **Unit B:** 985 Total sf.
- **Unit A:** 4,000 Total sf.
- 1,338 sf. Office
- 2,622 sf. Warehouse
- Highly Desirable Location
- Freestanding Building
- Exclusive **Corner Compound**
- **Large Private Fenced Yard**
- **Offered at \$2,866,000 (\$575/sf)**

- 39 Parking Stalls
- One Ground Level Door
- 400 Amp Power (verify)
- Private Offices
- 2 Restrooms
- Kitchenette
- Divisible Building

Rob Johnston

Rob@Johnston-Pacific.com

License# 01121630

Louis Johnston

Louis@Johnston-Pacific.com

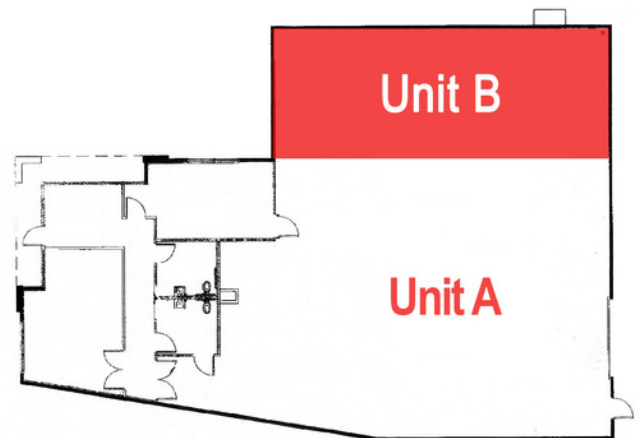
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PROPERTY SITE PLAN & FLOOR PLAN

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1305 Calle Avanzado, San Clemente, CA 92673
26240 Enterprise Court, Lake Forest, CA 92630
www.Johnston-Pacific.com





4,985 sq ft Freestanding Yard Building

1226 Puerta del Sol, San Clemente

Why Investors own Commercial Property:

- An investment that produces Long-Term Retirement Income.
- Collect escalating rental income as a hedge against inflation.
- Diversify your financial portfolio away from stocks and bonds.
- Receive substantial Tax Benefits, Including Depreciation.

Why Business Owners own Commercial Property:

- Avoid future rental increases. Build Equity on a Monthly Basis.
- Ability to Customize your property to perfectly fit your needs.
- Receive substantial Tax Benefits, Including Depreciation.

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