

# FOR SALE

RARE COASTAL RETAIL/COMMERCIAL PROPERTY FOR SALE IN CARLSBAD VILLAGE

**3135-3139 ROOSEVELT STREET, CARLSBAD, CA**



## PROPERTY DETAILS

- An Approximate 1,400 SF Block Building with Bonus Square Footage
- Situated on an Approximate 7,000 SF Parcel
- Property Has Three Separate Entrances and Three Separate Addresses
- Concrete Yard in Rear of Property is Ideal for Secure Parking and Truck Storage
- Zoning: V-B in the Pine Tyler District Allowing For Residential, Commercial, and Office Uses
- Ideal for an Owner/User, Investor or Developer

**Please Do Not Disturb Tenant - Shown By Appointment Only**

**SALE PRICE - \$3,500,000**

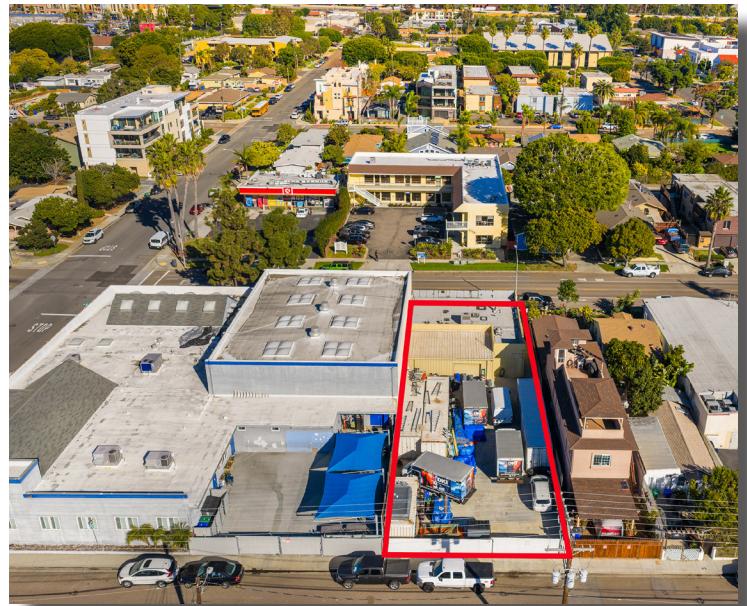
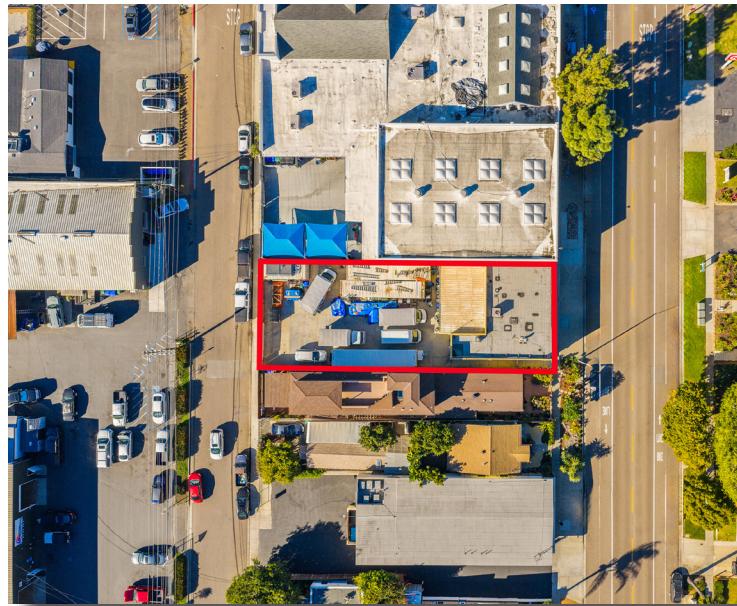
**TIM CLEPPER - PRESIDENT  
380 S. MELROSE DR., SUITE 367, VISTA, CA 92081  
TIM@SANDIEGOCOMMERCIAL.INFO  
WWW.SANDIEGOCOMMERCIAL.INFO  
CA BROKER LICENSE: 01354303  
C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**

**SAN DIEGO COMMERCIAL**

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