



701 Redwood Avenue, Sand City, CA 93955

\$1,959,000



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



701 Redwood Avenue, Sand City, CA 93955

- Industrial Building on a 10,302 sq. ft. corner lot
- Mixed-Use Development Opportunity
- Zoned MU-P Planned Mixed Use
- Potential uses include multi-family development
- Potential Height Limit: 60-85' depending on several City conditions
- Density: One unit per 1,875 square feet of land
- Density Bonuses: This property qualifies for a 25% density bonus
- Residential units may be reclassified, subdivided, and recorded as individual residential condominium units
- Potential units: 8-Units
- Sand City Planning Department: 831-394-3054
- Muni Code: Zoning: Title 18: <https://ecode360.com/42880434#42880434>
- Sand City Zoning Code: Chapter 18.13.MU-P Planned Mixed-Use District: Pages 30-35
- Water:
 - Sand City potentially has water for new development
 - MPWMD may have Pure Water in 2026 for new development
- 701 Redwood Avenue, Sand City, CA
- APN: 011-193-020
- Lot Sq. Ft.: 10,302
- Building Sq. Ft.: 4,115 + 600 Sq. Ft. Mezzanine | Total Building Sq. Ft.: 4,715
- Parking: 15-17 spaces
- Yard Space
- Lease Term: Expires Fall 2026
- Options: None

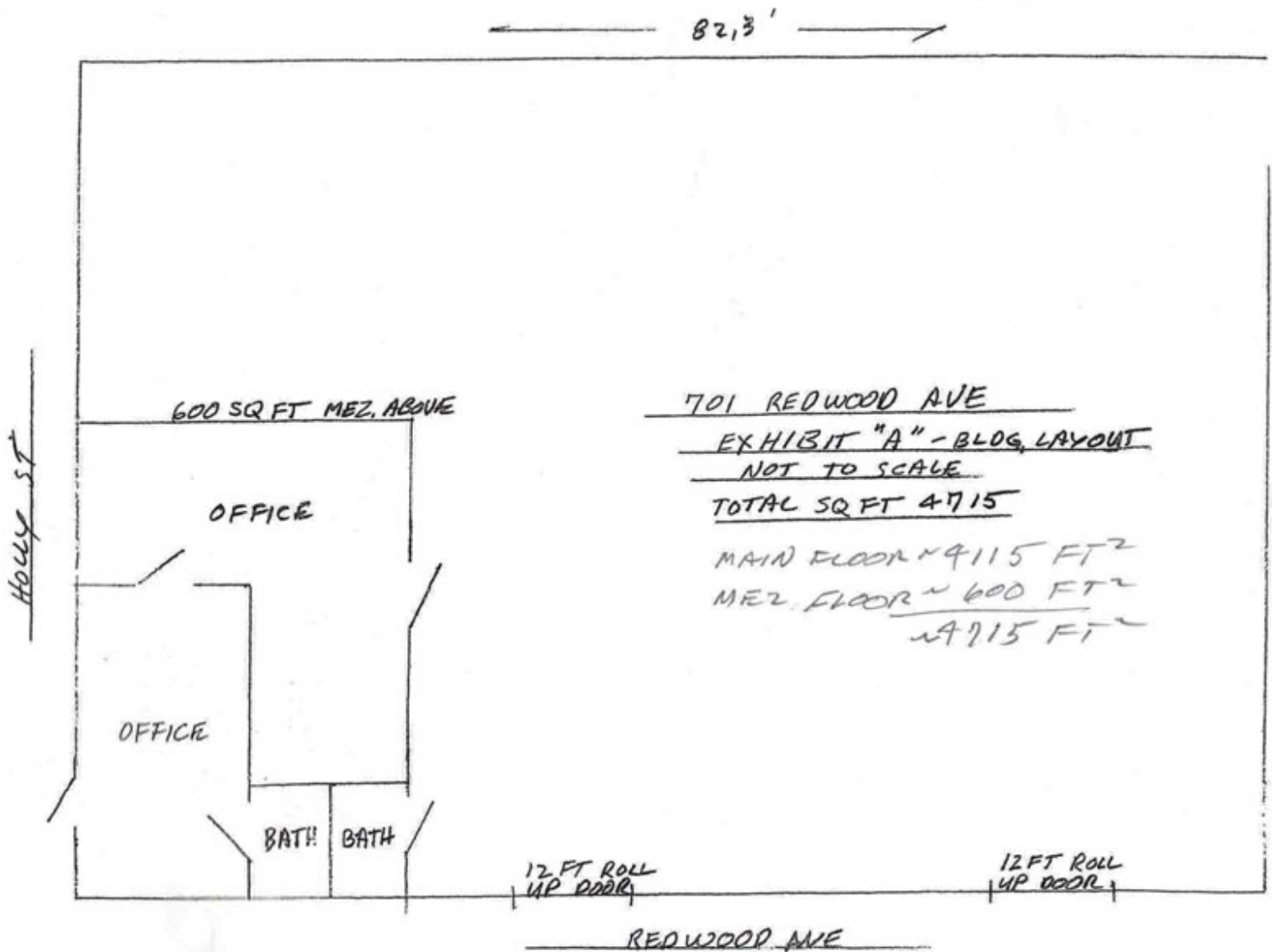
The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



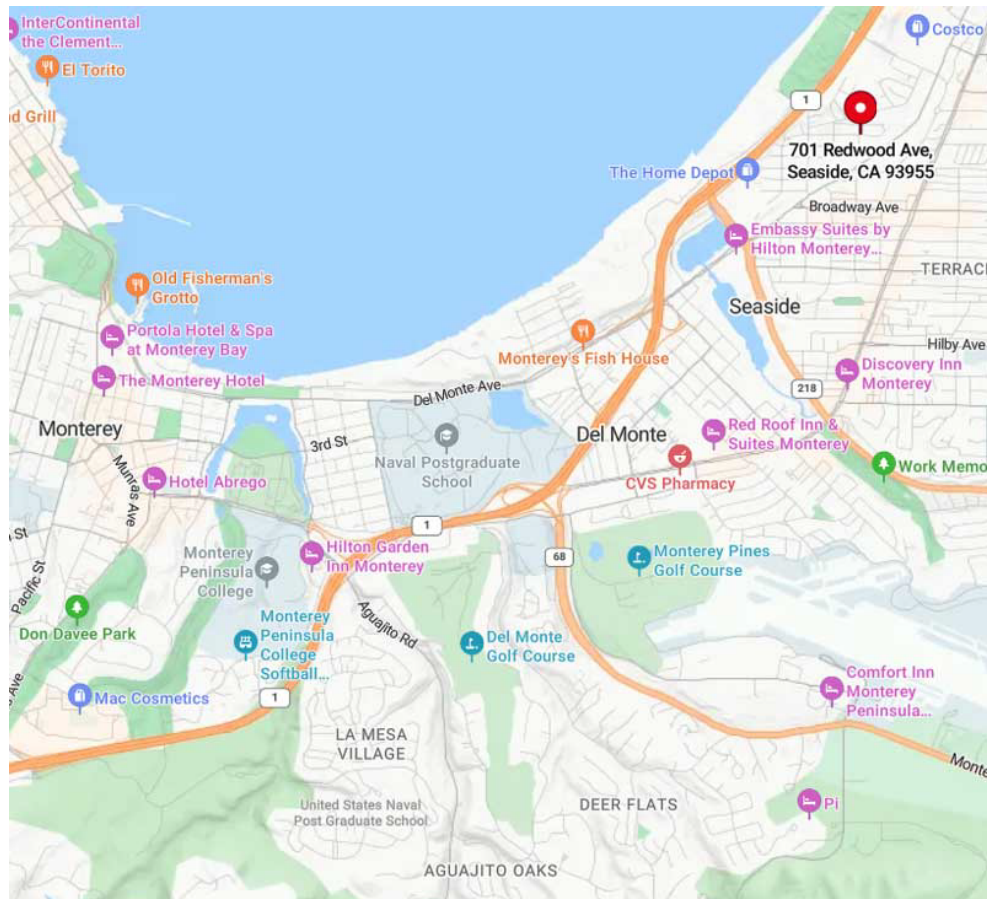
701 Redwood Avenue, Sand City, CA 93955

Floor Plan



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.