

660

N VENTURA AVE



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THE OFFERING



Westcord is pleased to present an outstanding commercial prospect situated along Ventura Avenue in coastal Ventura, California.

With a rich history of ownership and operation spanning multiple generations, this versatile property, currently serving as a religious facility, presents a unique opportunity for discerning buyers, whether it be kept as the same use or redevelop for multifamily. With 5 total bathrooms, 2 kitchens on the property, upgraded electrical, and the notoriety within the community, there is limitless potential. Positioned less than a mile from Downtown Ventura, just over a mile from the Pacific Ocean, with convenient proximity to both US Highway 101 and CA Highway 33, this property offers an enviable location for various commercial endeavors, ensuring easy access to a wealth of amenities, residents, and attractions. Enhanced by captivating mountain vistas, this property boasts an enchanting backdrop that adds to its allure. Don't miss out on this exceptional chance to acquire a property with remarkable potential and coveted features in the city of Ventura, California.

FOR SALE

SF

5,053 SF

Square Footage



14,090

Lot Size



Unpriced

Purchase Price



2 Kitchens



5 Restrooms

- **Current Use:** Religious Facility
- **Seating Capacity:** +/- 175
- **Zoning:** C2
- **Year Built:** 1926
- **Renovations:** 1963
- **County:** Ventura
- **Sale Type:** Owner/User, Investment

Will be delivered vacant at close of escrow.

Contains Living Quarters, Offices,
Worship Hall with Baptismal, Fellowship
Hall, Private Parking

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PROPERTY OUTLINE



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AREA OVERVIEW



Ventura County
Fairgrounds

US 101
Highway

Main St
Downtown Ventura

CA 33
Highway

Cedar St
5,000 CPD

Ventura Ave
13,733 CPD

Residential &
Multifamily Zone

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AREA OVERVIEW



CA 33
Highway

320 Unit Senior Center & Early
Childhood Development Center
Under Construction

Ramona St

City Fire
Station 1

Ventura Ave

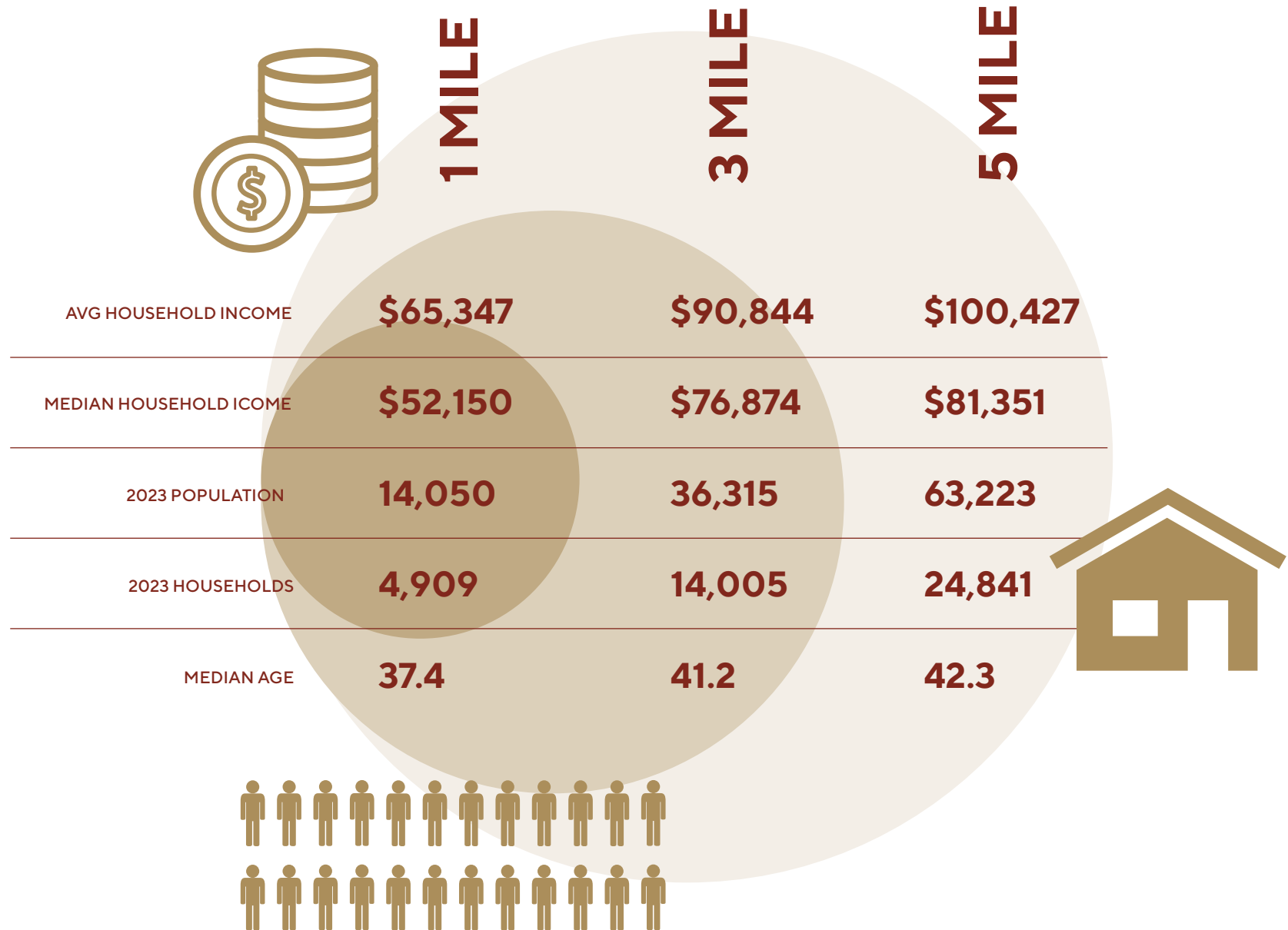
Kellogg Park

23 Unit Multifamily
Development
Under Construction

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DEMOGRAPHICS





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