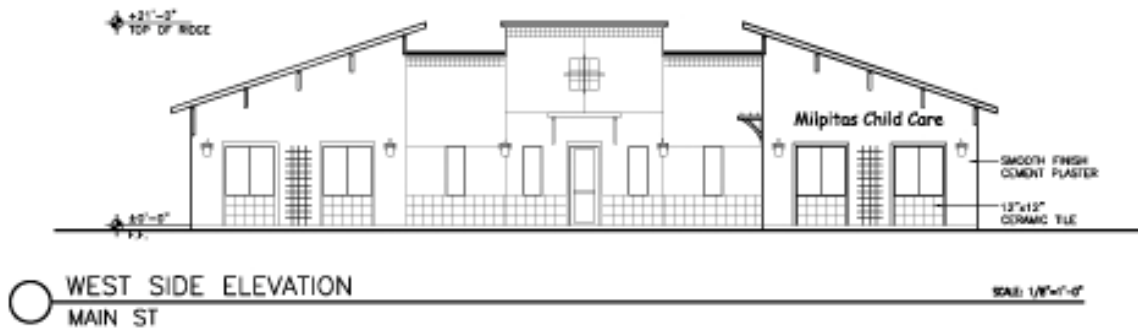


FOR SALE

1316 S. Main Street

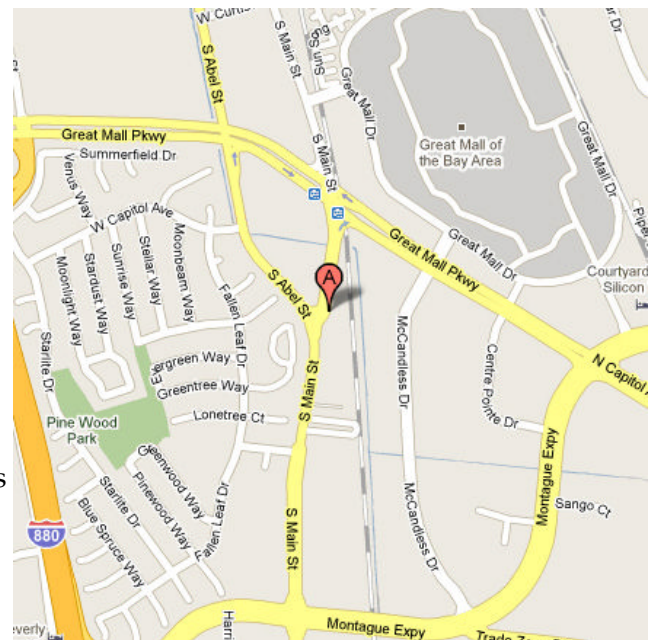
Milpitas, CA 95035

Development Opportunity for Owner/User or Investment  
Approved For Pre-School / Day Care  
\$1,299,000



HIGHLIGHTS

- Lot size: 16,436 sq ft
- APN # 086-23-006
- Zoning: R4 + TOD
- Permitted and approved for:
  - Proposed building: 5,374 sq ft
  - Proposed playground: 4,125 sq ft
  - Number of story: one
  - Parking: 18 spaces
  - Hours of operation: 6:30 AM – 6:30 PM
  - Use: pre-school/day-care, licensed for 96 students
- Owner/user or investment opportunity. Contact agent.
- All required reports, drawings and plans completed
- Access to freeways 237/680/880, San Jose airport



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Please contact exclusive agent for additional information.

Tim Vi Tran | 陳偉智 | CA License # 01784630

tel 408.799.5290

| fax 408.912.2688

475 N. Whisman Rd #100 | Mountain View, CA 94043

tim@ivycommercial.com | www.ivycommercial.com

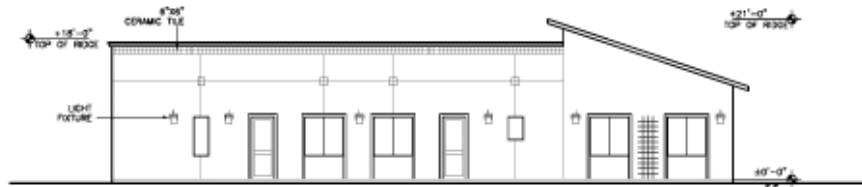
1316 S. Main Street  
Milpitas, CA 95035



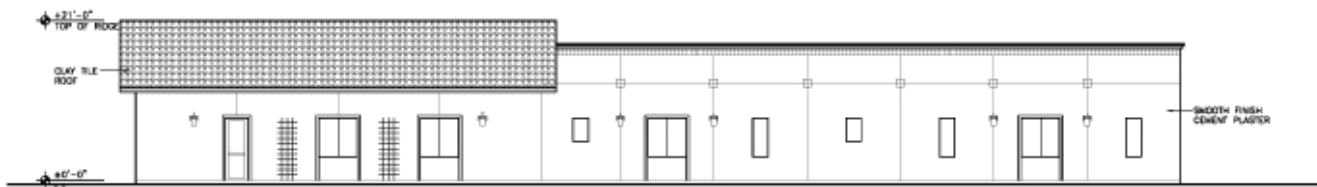
WEST SIDE ELEVATION  
MAIN ST SCALE: 1/8"=1'-0"



NORTH SIDE ELEVATION SCALE: 1/8"=1'-0"



EAST SIDE ELEVATION  
RAILROAD SIDE SCALE: 1/8"=1'-0"



SOUTH SIDE ELEVATION SCALE: 1/8"=1'-0"

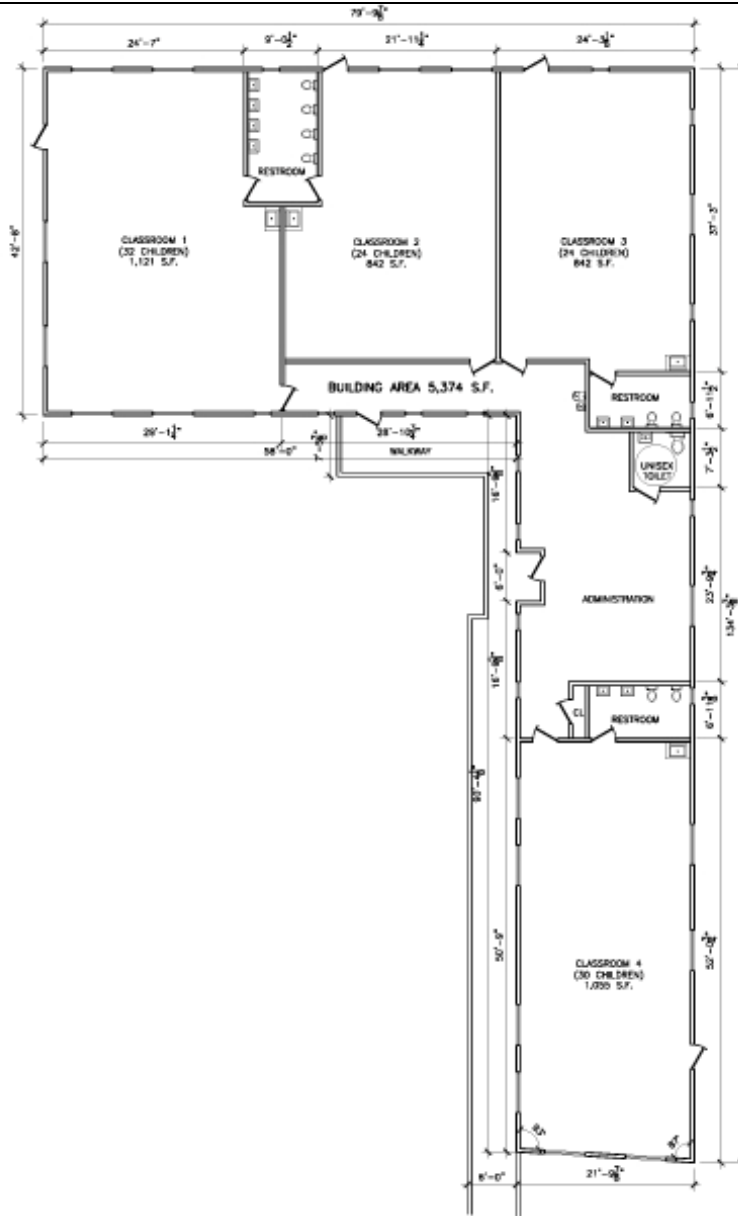


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PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"

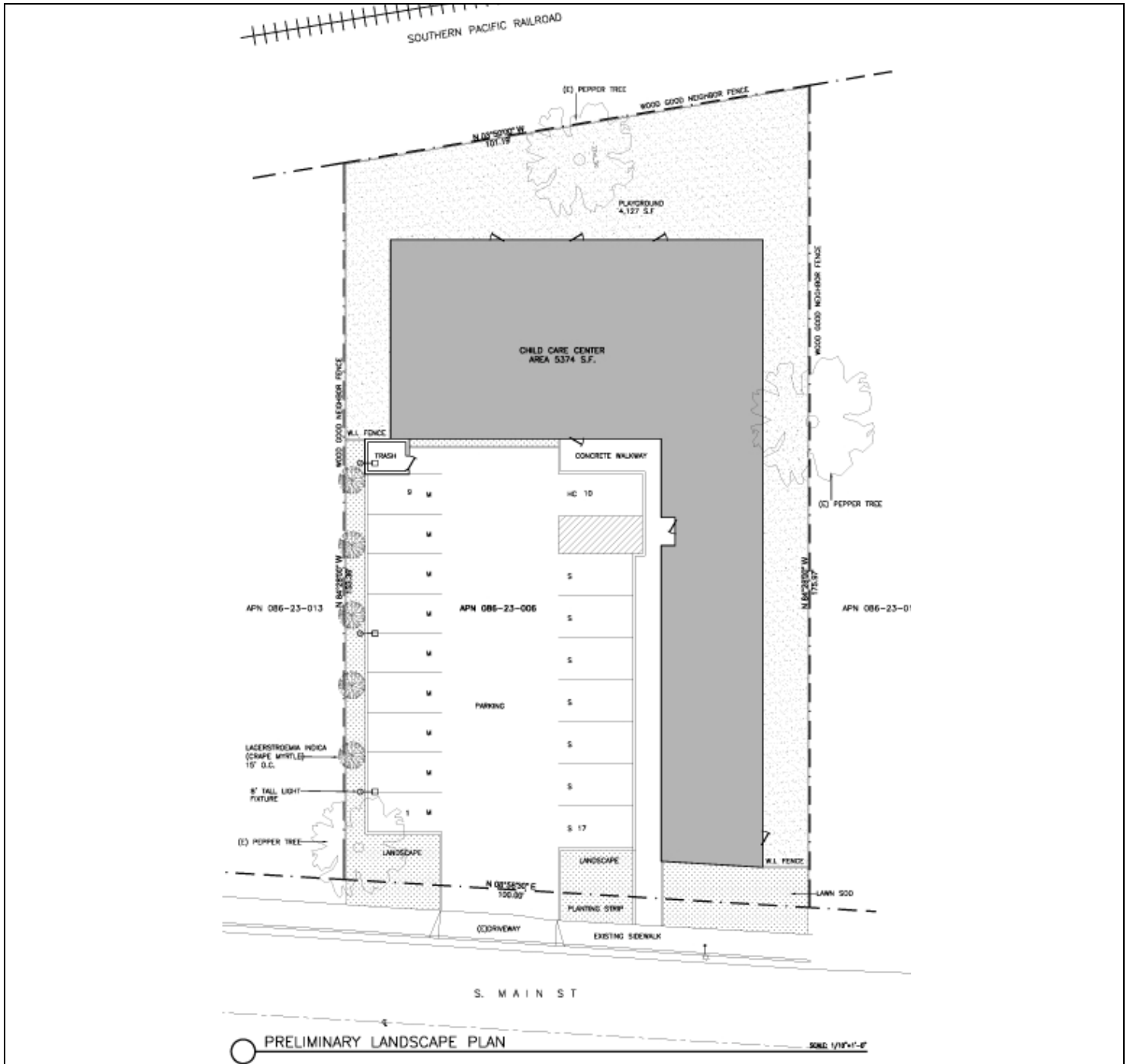


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