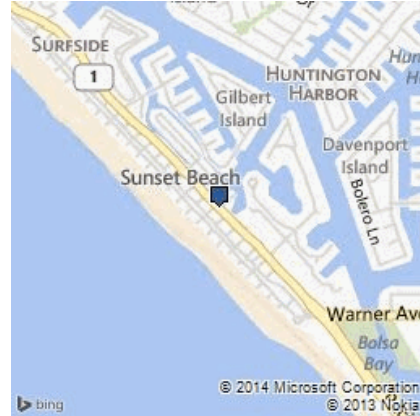


16722 Pacific Coast HY Sunset Beach 90742

Status: **Active**
List Date: **04/15/2014**

ML#: **OC14077254**

List Price: **\$1,600,000**
Original List Price: **\$ 1,600,000**



APN: 17856301	DOM: 0	CDOM: 0	# Units: 1
Area: Northwest Huntington	County: Orange	Land: 	# Buildings: 1
Map Book: 	Sqft: 872	Lot Dim: 	View:
Yr Built: 1940/EST	Ac/LSqft(S): 0.11/4,792 (A)	Poss: 	Stories:
Zone: 	Structure Att?: Detached	Rent Ctrl?: No	Entry Loc:
Sale Type: Standard		Fence?(Y/N): 	
Tenant Pays: 			

Directions: **On PCH, turn on 16th Street toward the harbor.**

Description: **A beautiful waterfront property right on Pacific Coast Highway, across from Sunset Beach, in Huntington Harbor. It is currently zoned as Commercial (NEC) with many redevelopment possibilities, such as condos, motels, small electric boat marinas, etc. subject to the city's approval. The current owner started a boat rental business, renting kayaks, Duffy electric boats, stand-up paddle boards, and charters. The business name is Sunset Water Sports or Sunset Boat Rental.**

The property has 170 feet on the water with docking slips and there is a small public sand beach right next to the property. On the other side, there is also a short dead-end street adjacent to the property that is perfect for safer guest parking off the PCH.

Features

Fireplace: None	Roofing:
Cooling: Central	Community Feat: Marina
Heating: Central Furnace	Construction Mats:
Laundry: 	Exterior Feat:
Interior Feat: 	Fencing:
Rooms: 	Lot Feat: 0-1 Unit/Acre
Floor: 	Foundation:
Appliances: 	Disclosures:
Floor: 	Structural Condition:
Utilities: 	Other Structures:
Accessibility Feat: 	Security Feat:
Pool: None	Sewer/Septic: Sewer Connected
Spa: 	Water Source: District/Public
View: 	Window Feat:
Common Wall: No Common Walls	Parking: Unassigned
Door Feat: 	HOA:
Style: 	Direction Faces:

Financial Information

GSI: \$0	Gross Mlt: 	Cap Rate: 	Land\$/%: /
SI: 	Net Oper Income: \$0	Operating Expense\$/%: \$0/	Improv\$/%: /
GOI: 	Loan Payment: 	Vacancy Allowance\$/%: /	Prsn Prop\$/%: /

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Accuracy of square footage, lot size and other information is not guaranteed.

Unit Information

	<u># of Units</u>	<u># of Bdr:</u>	<u># of Baths:</u>	<u>Furnished?:</u>	<u>Actual Rent:</u>	<u>Total Rent:</u>	<u>Pro Forma:</u>	<u>Number of Units With:</u>
1.	1	1	1.00	Unfurnished	\$0	\$0	\$0	Sprte Elctrc Mtrs: 1
2.								Gas Meters: 1
3.								Water Meters: 1
4.								Carpet:
5.								Dishwasher:
6.								Disposal:
7.								Drapes:
8.								Patio:
9.								Ranges:
10.								Refrigerator:
11.								Wall AC:
12.								
13.								

#Leased:

Total:

Other Inc #1:

Other Inc #2:

Gar Inc.:

Other Exp:

Monthly GSI: \$0

Projected Rent:

Approx Unit Sizes:

Studio SqFt:

1 Bdr SqFt:

2 Bdr SqFt:

3 Bdr SqFt:

Gar: @

LaunInc:

LaunEqp:

Annual Operating Expense

New Tax: \$0	Water/Swr: \$0	Pest Control:	Prof Mgt:
Insurance: \$0	Trash: \$0	Licenses:	Furn Rep:
Work Comp:	Supplies:	Gardener:	Security:
Gas: 0	Cable TV:	Pool:	Oth Exp Amt:
Electric: 0	Maintenance: /	Manager:	Total: \$0

Parking Information

Garage Spaces: 0	Parking Spaces: 0	Carport Spaces:	Total Parking: Spaces: 10
Parking: Unassigned			

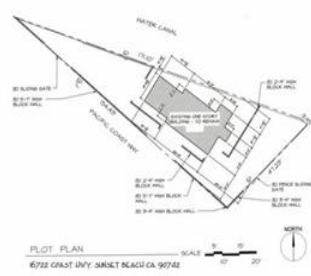
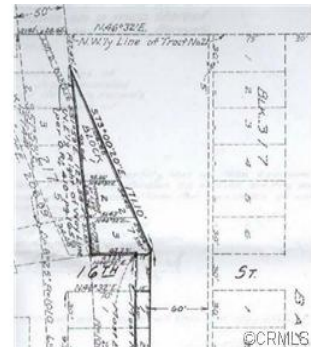
Property Photos



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