

±5 ACRE GREENHOUSE PROPERTY IN PREMIER CENTRAL COAST MICROCLIMATE



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OVERVIEW

SUMMARY

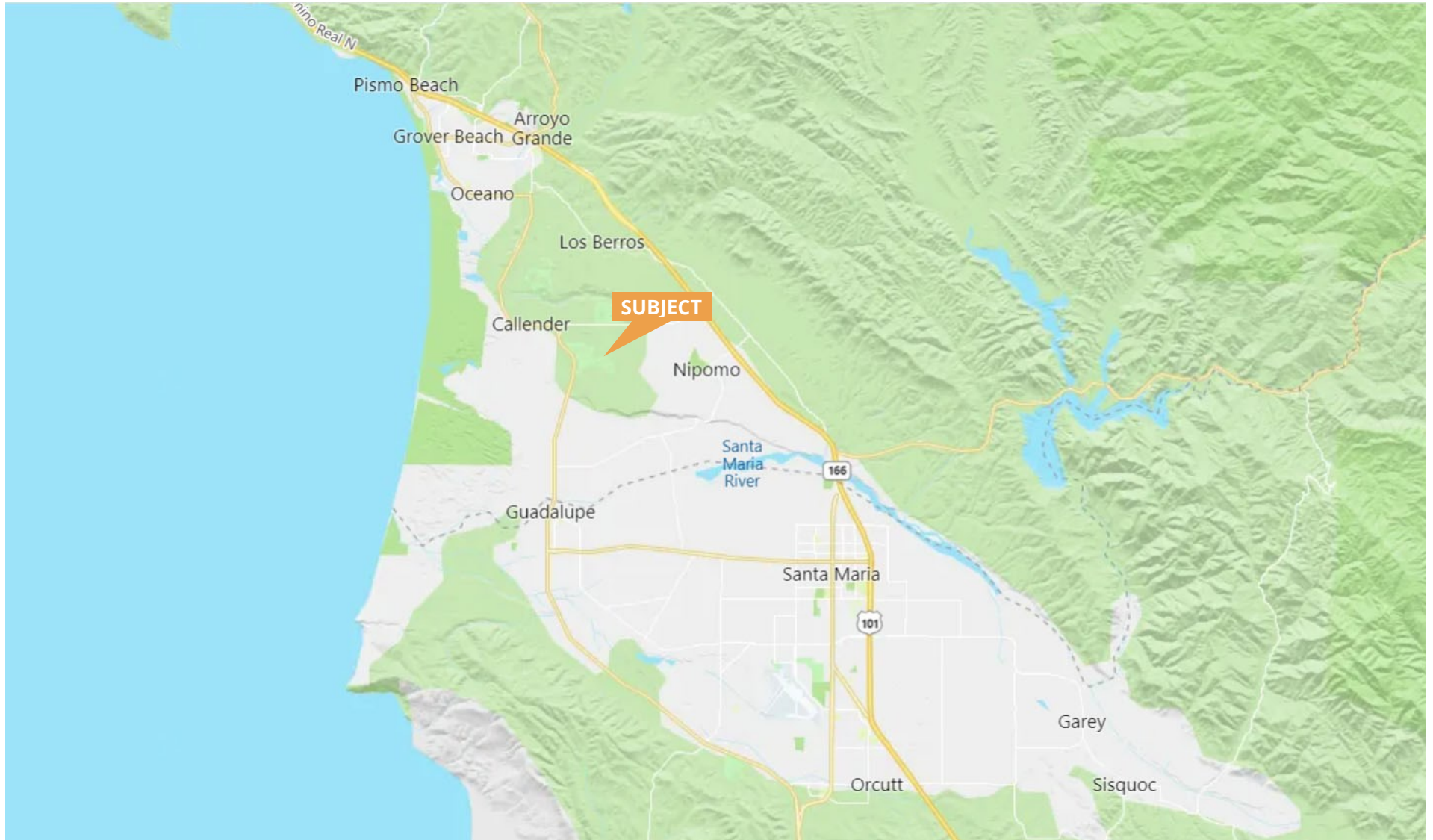
- Asking Price: \$890,000
- Location: 1091 Viva Way, Nipomo, CA
- APNs: 091-261-026
- Parcel Size: +/- 5.0 acres gross. +/- 4.7 acres net
- Greenhouse: 31,680 SF
- Zoning: Residential Rural
- Utilities: +/- 30 GPM well, electricity and natural gas

OVERVIEW

The subject property is comprised of an approximately 31,680 square foot greenhouse on a 5.0 gross acre parcel. Check with county regarding existing use and potential modifications needed to greenhouse. There are several other non-permitted buildings on the property. Several upgrades have been recently completed including: replacing the shade cloth with a light deprivation system, replacing the siding, replacing the roof with high efficiency Ginegar plastic, doubling the number of exhaust fans and adding motorized louvers with light traps for the intakes, renovating the electrical system, adding a new sub panel to allow for generator backup power, preparing the site for a 2,000 amp power upgrade, adding a main water line and fertilization line as part of water system upgrades and installing new ground cover inside the greenhouse. Owner willing to carry another 1st trust deed or possibly a smaller 2nd TD.



REGIONAL MAP

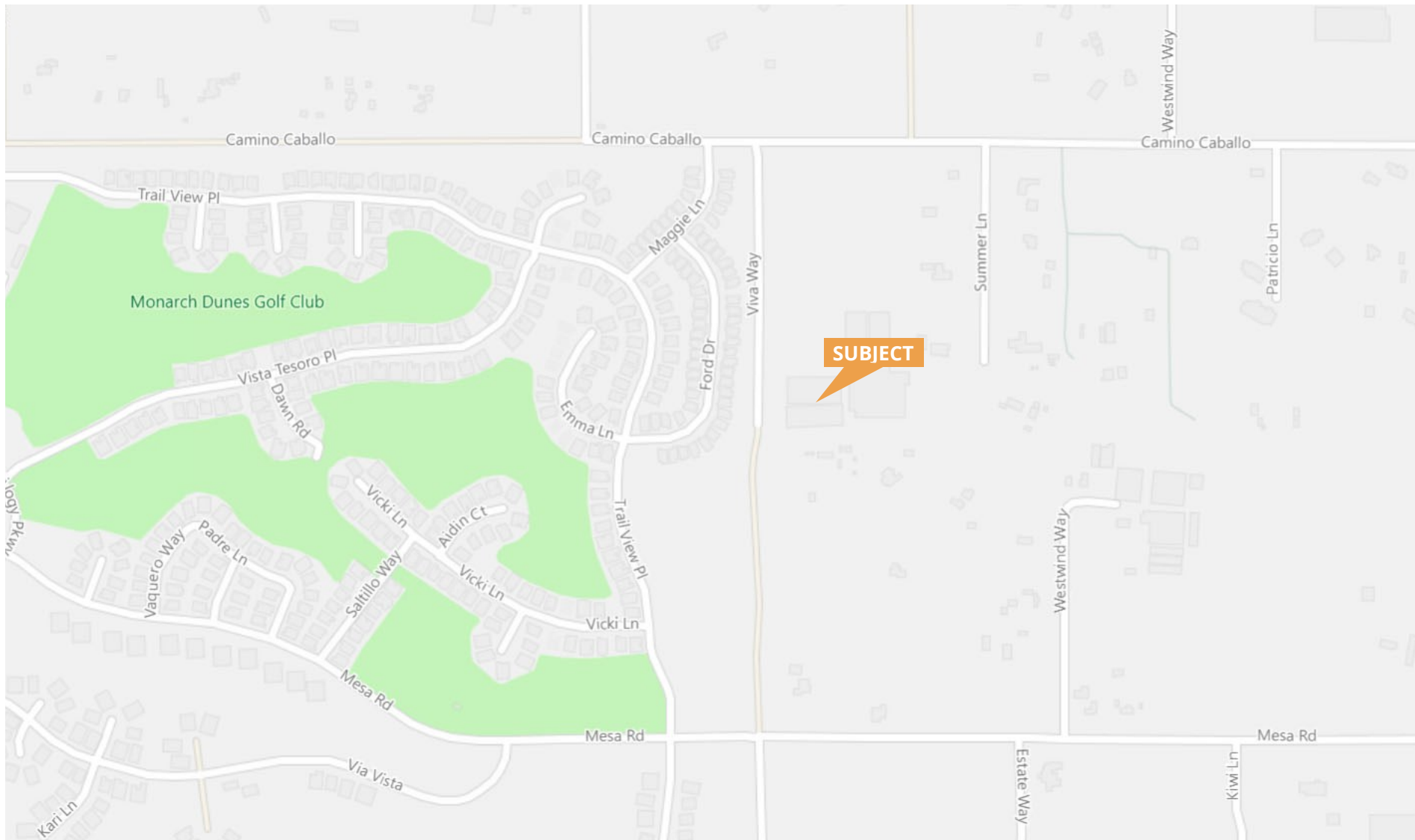


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LOCAL AREA MAP

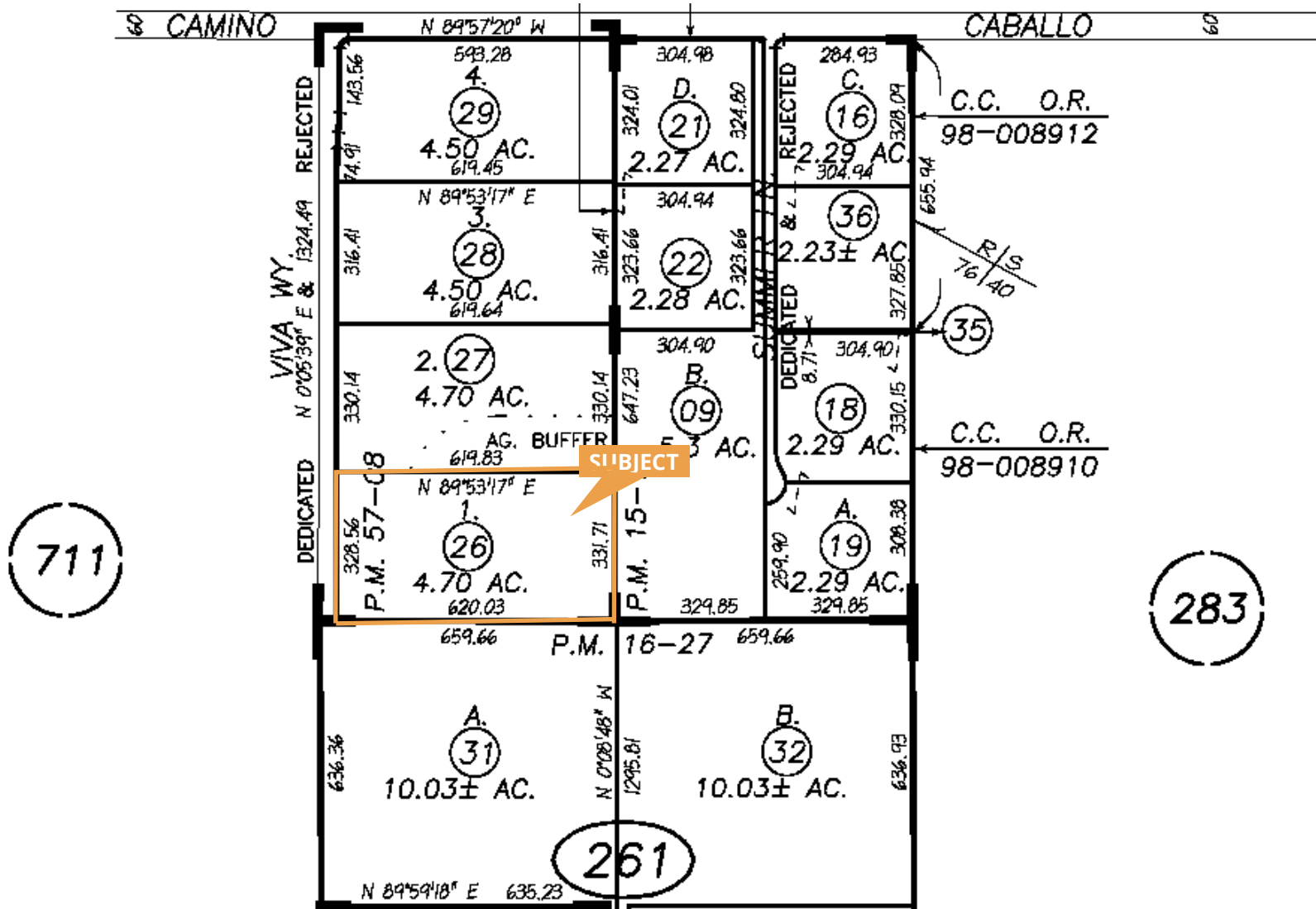


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PLAT MAP



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