

# FACING FORECLOSURE. BRING ALL OFFERS.



## FOR SALE OR LEASE

### GREAT OWNER-USER OPPORTUNITY

690 Walnut Street  
Moorpark, CA 93021

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## Charming Old Town Moorpark Location

### PROPERTY HIGHLIGHTS:

- Ideal for use as a retail/service business
- Located in close proximity to newly developed residential area
- 1 block from Amtrak Train Station
- Bonus loading door
- Dramatic high ceilings with exposed wood beams
- Building Size: 3,600 square feet
- Land Size: 7,500 square feet
- Zoning: C2
- Lease Rate: \$1.00 NNN

Sale Price **\$749,000**

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