



**FOR SALE**

256 W Stanley Ave, Ventura, CA | MPD Parcels | 161,606 SF (3.71 Acres)

*Experience. Integrity. Trust.*  
Since 1993

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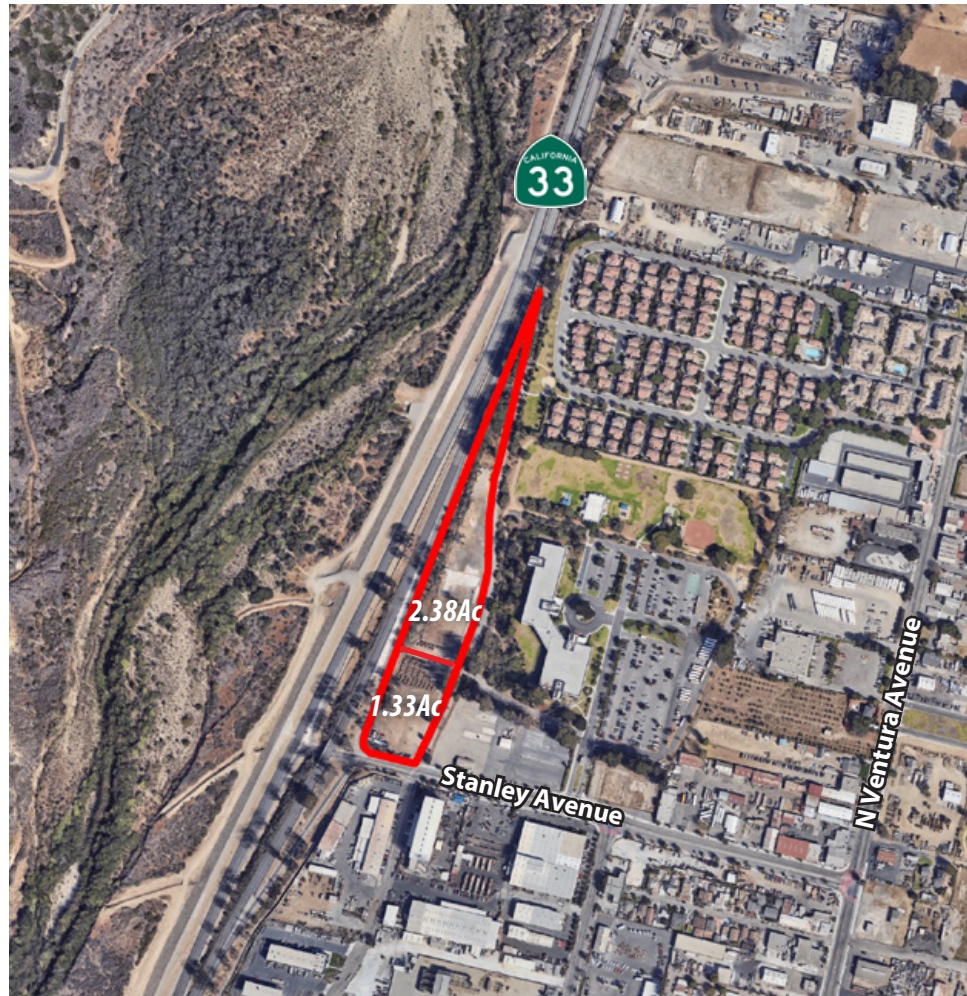
222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com



**Property Overview**

Contiguous pair of paved, gated parcels totaling 3.71 acres with easy access from Hwy 33 and N Ventura Avenue. The property has been used as a rental yard for many years. MPD zoning allows for a wide array of uses including open storage, dining establishments, transportation and government services, indoor sports, hazardous waste facility, recycling services, and many more. (Some uses subject to permits and provisions.)

|                          |   |
|--------------------------|---|
| <b>Size:</b>             | 161,606 SF (3.71 Acres)                             |
| <b>APN:</b>              | 068-0-052-085 and 068-0-052-095                     |
| <b>Price:</b>            | \$2,500,000   |
| <b>Zoning:</b>           | MPD (Manufacturing Planning Development)            |
| <b>Improvements:</b>     | Paved, gated, and secure rental yard                |
| <b>2019 Gross Rents:</b> | \$170,775   |
| <b>Municipality:</b>     | City of Ventura                                     |
| <b>Access:</b>           | Stanley Avenue just off Hwy 33 and N Ventura Avenue |



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