

# 1,574 sq. ft.

## Office/Warehouse Condominium For Sale



# 1225 Puerta del Sol #500

### Property Features:

- 1,574 SF office/warehouse condo
- 1,152 SF office area
- 422 SF warehouse area
- 1 ground level loading door
- 2 private offices, reception, open office area, 2 restrooms
- 5 parking spaces
- In the Talega Business Park

**JOHNSTON PACIFIC**  
COMMERCIAL REAL ESTATE, INC.

**Rob Johnston (949) 366-2020**

The information obtained above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All information is subject to change without notice.

# 1225 Puerta del Sol #500, San Clemente

## 1,574 Office/Warehouse Condominium

For Sale

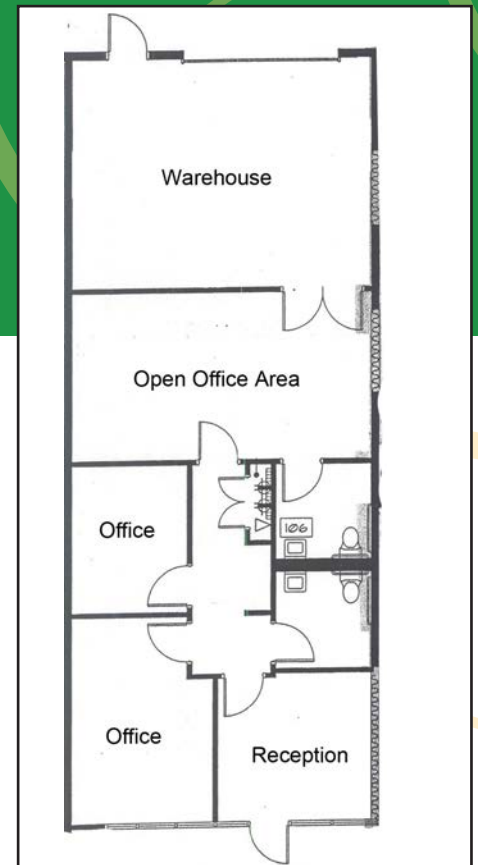
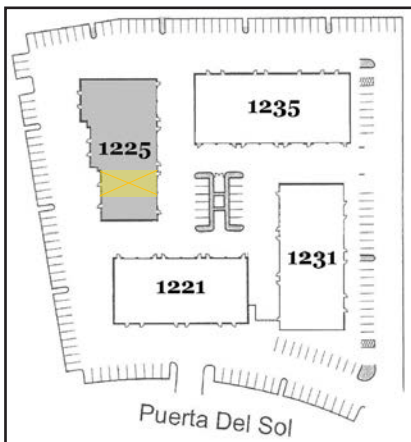
### Purchase Scenario

Price: \$286,468.00

Down Payment: \$28,647.00

Monthly Payment: \$1,501.00  
(\$0.95/SF)

\*Plus Property Tax and  
Association Dues



**Rob Johnston**

**T: (949) 366-2020**

**F: (949) 366-2088**

rob@johnston-pacific.com

License #01221630

1305 Calle Avanzado, San Clemente, CA 92673

www.johnston-pacific.com

**JOHNSTON PACIFIC**

COMMERCIAL REAL ESTATE, INC.

The information obtained above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it, make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

All information is subject to change without notice.