

OFFERING
MEMORANDUM

Six Vacant & Adjacent Corner Lots | \$1,500,000

181-195 Princeton Avenue, Half Moon Bay, CA 94019



COMPASS
COMMERCIAL

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EXCLUSIVELY LISTED

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DO NOT DISTURB TENANTS.
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.

EXECUTIVE SUMMARY

Property Address 181-195 Princeton Avenue,
Half Moon Bay, CA 94019

County: San Mateo

APN: 047-033-180 3,500 Sqft

APN: 047-033-190 3,500 Sqft

APN: 047-033-200 3,500 Sqft

APN: 047-033-390 2,908 Sqft

APN: 047-033-400 2,815 Sqft

APN: 047-033-410 2,722 Sqft

Zoning: General | Vacant Land

Price: \$1,500,000

Total Lot Square Footage: 18,945 sqft or 0.43 Acres

Price Per Square Foot: \$79



EXECUTIVE SUMMARY

Explore an exceptional opportunity to acquire a rarely available flat parcel, measuring 18,945 square feet (0.43 acres), in the coveted Waterfront District of Princeton Harbor. Situated at the prominent corner of Princeton Ave & Vassar St, this property offers a unique blend of potential and location. It includes six lots with specific use restrictions, providing a versatile platform for creative development.

Enhancing its appeal, the property comes with a valuable CCWD 5/8" water connection, expanding its potential for a range of uses. Its close proximity to the HMB Yacht Club, Marina, coastal trail, and the renowned path to Mavericks makes it an ideal spot for various ventures. Possible uses might encompass storage facilities, garages, marine supply or research operations, boat building, rental or repair services, or light manufacturing.

Prospective buyers are encouraged to perform thorough due diligence to investigate all aspects of the property's potential. This includes engaging with the Granada Sanitary District for sewer service information, as well as consultations with the Coastside Community Water District (CCWD) and San Mateo County for additional insights.

This is a rare opportunity to join the dynamic Princeton Harbor community and bring your development vision to fruition in this exceptional coastal setting.



PARCEL MAP

APN: 047-033-180

APN: 047-033-190

APN: 047-033-200

APN: 047-033-390

APN: 047-033-400

APN: 047-033-410



AERIAL VIEW

APN: 047-033-410

APN: 047-033-400

APN: 047-033-390

APN: 047-033-180

APN: 047-033-190

APN: 047-033-200

AERIAL VIEW



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AERIAL VIEW



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