



**Silverstone
Commercial**

For Sale

475 N 1st Street.

San Jose



FOR SALE

Price: \$2,000,000

Sq Ft: 2,624 Lot Size: 13,347 APN: 259-20-013

Highlights:

- VTA/Light Rail just 2 blocks away
- Courthouse less than 1 mile
- Corner lot with landscaped grounds.
- Monument Signage on 1st Street.
- 7 Car dedicated parking.
- Can be a multi-tenant building.
- Potential for residential conversion (check with the city).
- Full Kitchen area.

Easy Access to:

Caltrain Access.
College Park Station: Approx. 1.7 miles.
+/- 15 minutes via VTA Bus Route 61.
Diridon Station: Approx. 1.4 miles.
VTA Bus Stop/Light Rail Access.
Just 2 blocks from the Japantown/Ayer Station.
Easy access to 87/280 freeways.
Mineta San Jose International Airport.
SAP "Shark Tank" Center.

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Property Description:

Rare 1920's Spanish Colonial Villa converted to an office building. Situated on North First Street within a mile from Downtown San Jose, 1.5 miles from the planned Google campus, and 8 minutes to SJC Airport. VTA Light Rail directly in front of the property with Japantown/Ayer stop less than 2 blocks away.

Monument signage and 7 private parking spaces. Perfect owner/user building, multi-tenant offices or covert back to residential (check with city). Building location is designated as Urban Village.



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