

AVAILABLE FOR SALE • ±16,784 SQUARE FEET



26035 Baseline Avenue | Highland | CA

» ±16,784 Square Feet » **Perfect Owner/User or Investor Opportunity** » ±1.01 Acres of Land
SBA FINANCING AVAILABLE WITH 10% DOWN

For More Information, Please Contact:



Lee & Associates® - Ontario
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BUILDING PHOTO



BUILDING FEATURES

- ▶ ±16,784 Square Feet
- ▶ ±1.01 Acre Lot
- ▶ Six (6) Units Total on Property:
 - Unit 1&2 - ±6,333 SF / Unit 3 - ±3,595 SF /
 - Unit 4 - ±1,305 SF / Unit 5 - ±2,259 SF /
 - Unit 6 - ±3,290 SF
- ▶ Current Uses: Retail and Automotive
- ▶ Long Term and Month to Month Leases with Current Tenants
- ▶ High Traffic Count: ±10,000 Cars Per Day
- ▶ Within 5 Miles from CA-210 Freeway via Baseline Avenue
- ▶ General Commercial Zoning
- ▶ Allowed Uses - General Retail • Markets • Commercial Services • Restaurants • Automotive Repair and Services • Hardware • Home Improvement Centers • Commercial Recreation • Professional and Business Offices • Financial Institutions • Automotive Sales

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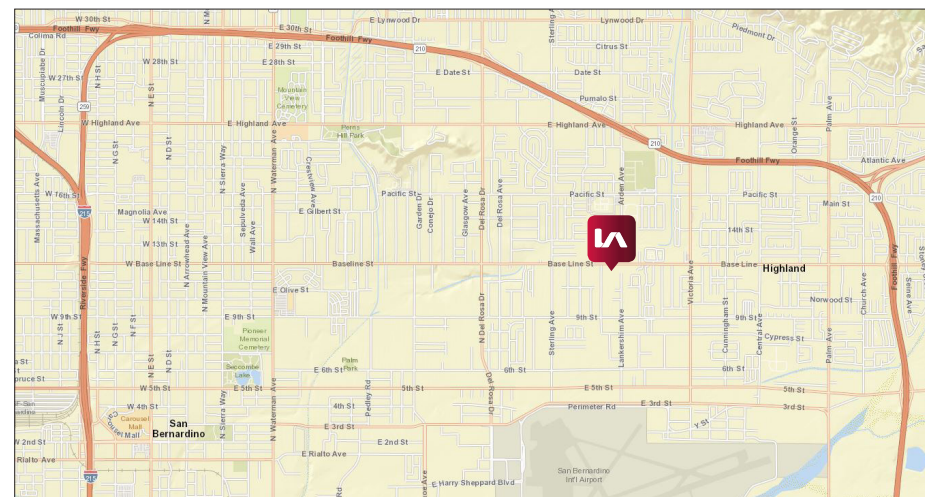
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LOCATION MAP + AERIAL MAP

FINANCIALS AND TENANCY



Annual Operating Expenses

Current Real Estate Taxes (0.0131%)	\$8,671.21
Insurance	\$3,000.00
Utilities	\$7,200.00
Total Expenses	\$18,871.21
Expenses/Unit	\$3,145.20

Cash Flow Analysis

	Current	Market
Gross Scheduled Income	\$115,800.00	\$159,216.00
Vacancy (7.2%) / Management Fee (3%)	\$3,474	(\$16,240)
Effective Gross Income	\$112,326	\$142,976.00
Expenses	16.3% (\$18,871.21)	11.9% (\$18,871.21)
Net Operating Income	\$93,454.79	\$124,104.79
CAP Rate:	6.80%	9.00%

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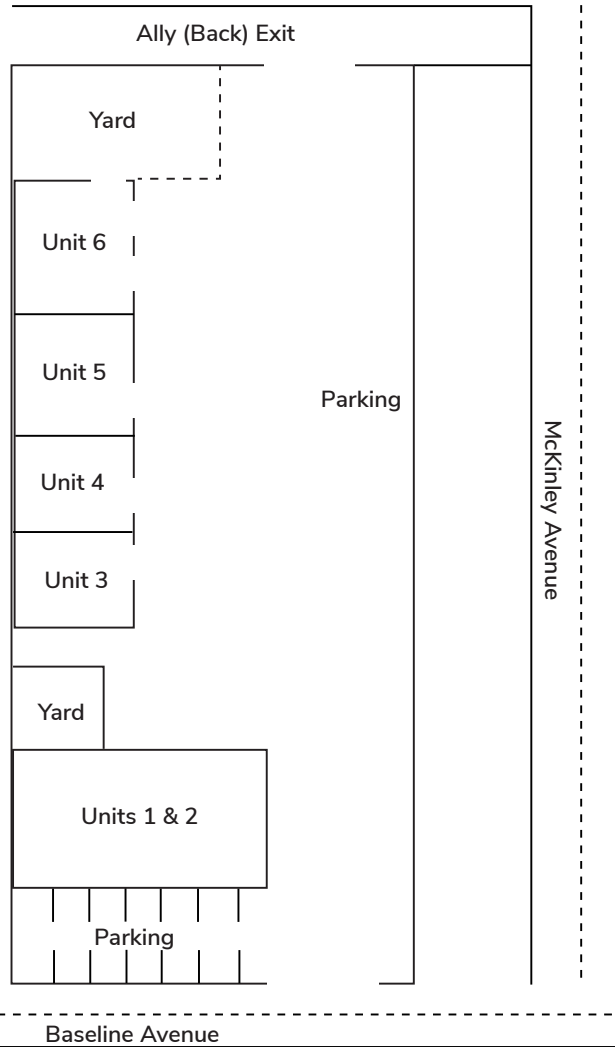


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SITE PLAN



NOT TO SCALE

PROPERTY PHOTOS



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