



FOR SALE

802 Grand Avenue

Spring Valley, CA 91977

Freestanding Automotive/Warehouse Building

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Highlights

Asking Price: \$1,295,000 (\$388.89/SF)

- ±3,330 free-standing commercial building
- Concrete block construction (1995)
- ±8,276 SF corner lot (APN: 584-320-29)
- Fenced and secured lot with three (3) driveway access points
- Approximately 8-12 parking spaces
- Drive-thru capability ideal for automotive, contractor, or service-related operations
- Three (3) oversized grade-level loading doors plus one (1) smaller loading door
- Fire sprinkler system
- C36 Zoning - General Commercial
- Close proximity to HWY 125



Interior

- Front office area with storage mezzanine
- Functional open floorplan that allows for a variety of business applications
- Prior automotive use

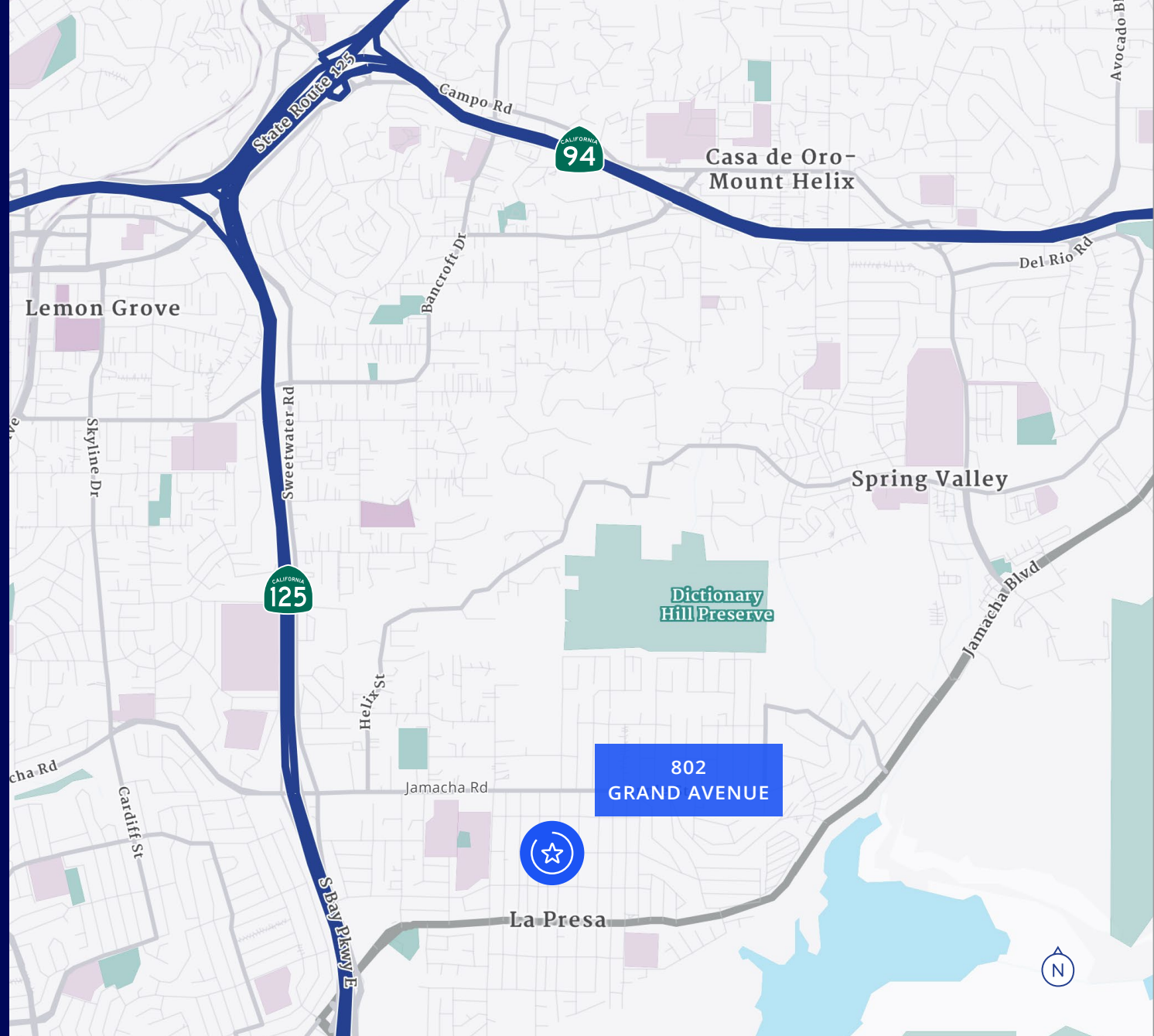


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