

**±8,536 SF MULTI-TENANT OFFICE BUILDING**

**FOR SALE**

33699 YUCAIPA BOULEVARD, YUCAIPA, CA 92399



# PROPERTY HIGHLIGHTS

- Asking Price: **\$2,560,000.00**
- Multi-Tenant Building is Divisible into 5 Separate Units.
- One Unit is Leased to an Orthodontist
- The Balance of the Building is Vacant
- Ideal Property for an Owner-User with Rental Income from the Remaining Units
- 41 Parking Spaces | 4:1,000 Parking Ratio
- Attractive Building in Excellent Condition
- In a High Demand Area of Yucaipa
- Zoning: CG (General Commercial)
- ±16,245 Vehicles Per Day on Yucaipa Blvd



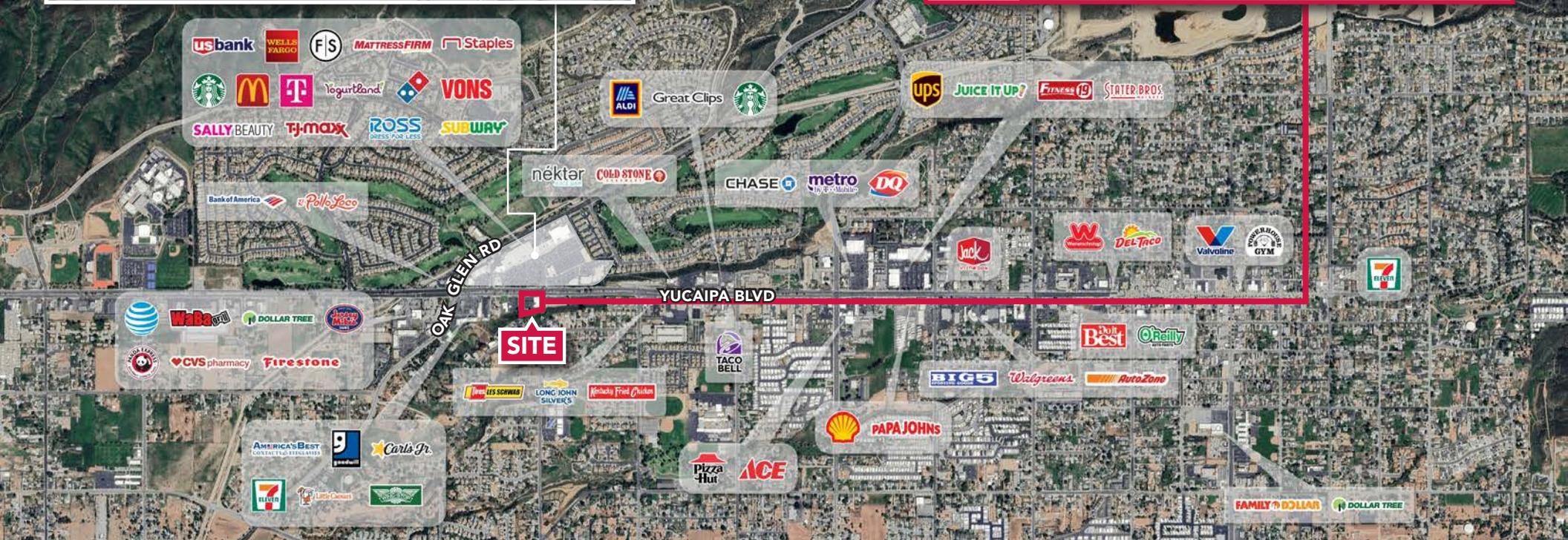
# ADDITIONAL PHOTOS



# RETAIL MAP



# AERIAL OVERVIEW



# PROPERTY AERIAL



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | 951.276.3600 | Corporate DRE#: 01048055 | [www.lee-associates.com](http://www.lee-associates.com)



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