

±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)
- $\pm 16,245$ Vehicles Per Day on Yucaipa Blvd



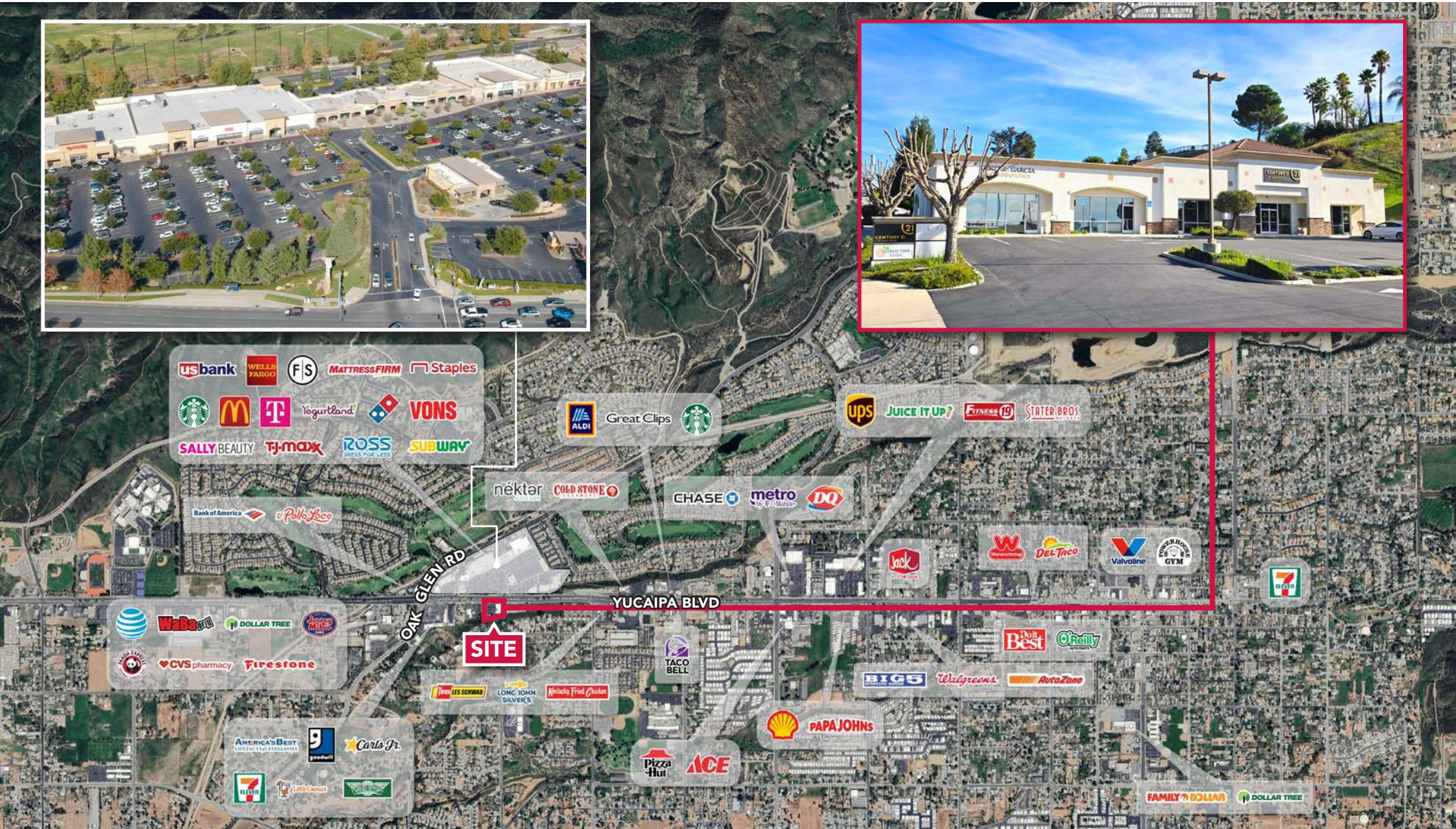
ADDITIONAL PHOTOS



RETAIL MAP



AERIAL OVERVIEW



PROPERTY AERIAL





33699 YUCAIPA BOULEVARD
YUCAIPA, CA 92399

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