

AV Hospital Medical Plaza

44215 15th St. W. #207

Lancaster, CA 93534

SALE or LEASE

CBG
COMMERCIAL
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INC.



PROPERTY OVERVIEW

Commercial Brokers Group is pleased to present this incredible investor or owner-user opportunity in Lancaster's premier medical condo plaza located on the AV Hospital Campus!

The building features a campus-like atmosphere with ample parking and elevator service to upper floors. Enjoy the professionally maintained common areas, medical office neighbors and nearby freeway access!

DETAILS

AVAILABLE (SF):	1,478+/-sf
PRICE:	\$330,000
LEASE PRICE:	\$1.30/SF/M
NNN FEE:	\$739/M
LEASE TYPE:	NNN
YEAR BUILT:	1988
APN:	8940-008-036
ZONING:	LHD-SP
PARKING:	5/1,000
FLOOR:	Second

Elevator Served Building!

FOR MORE DETAILS CONTACT:

Seffi Toneman BRE #01878066

Main 661.600-1269
Cell 661.609-0860

620 W. Ave. L
Lancaster, Ca 93534

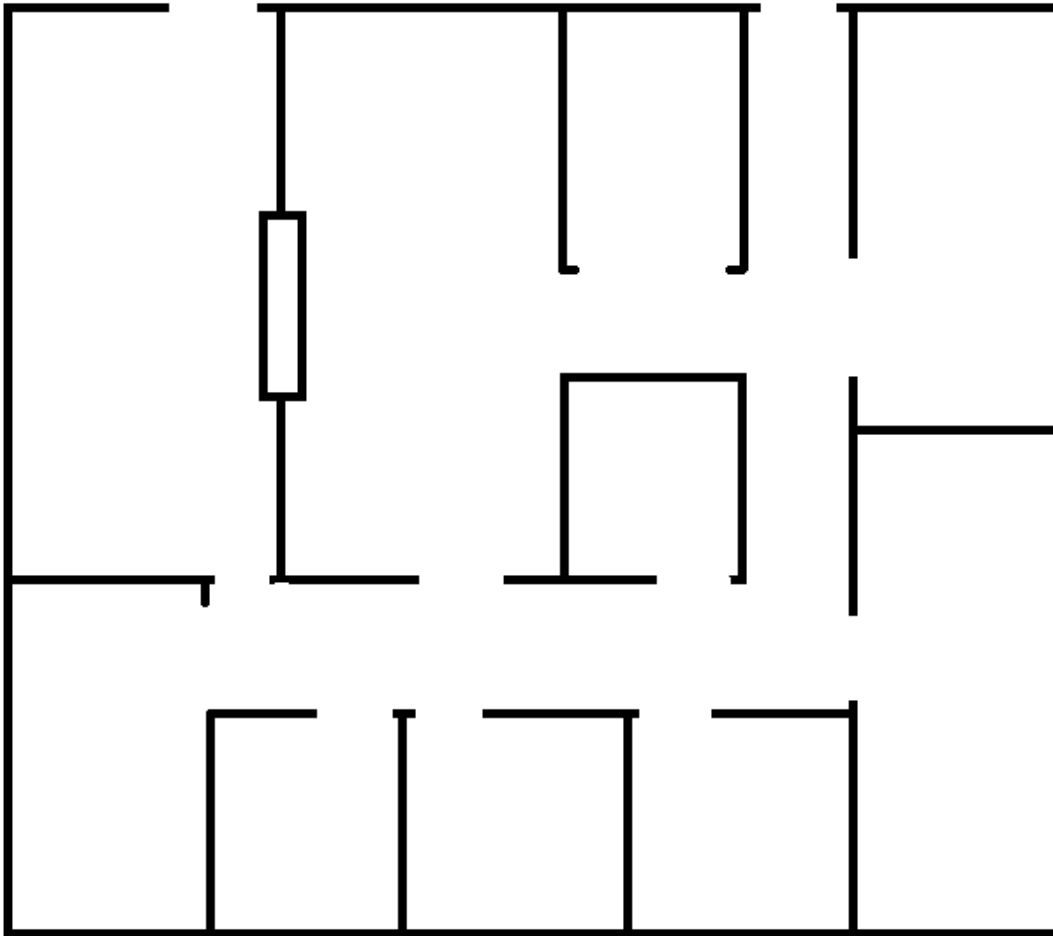
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*not to scale

The move-in ready condo features huge lobby with ample seating, a welcoming window to a secure receptionist area with room for multiple work stations.

A secure door from the lobby leads to the main hallway giving access to five large exam rooms, all of them with sinks and one large enough to be a lab, one private office with restroom, patient restroom, two storage closets and second private entryway for staff.

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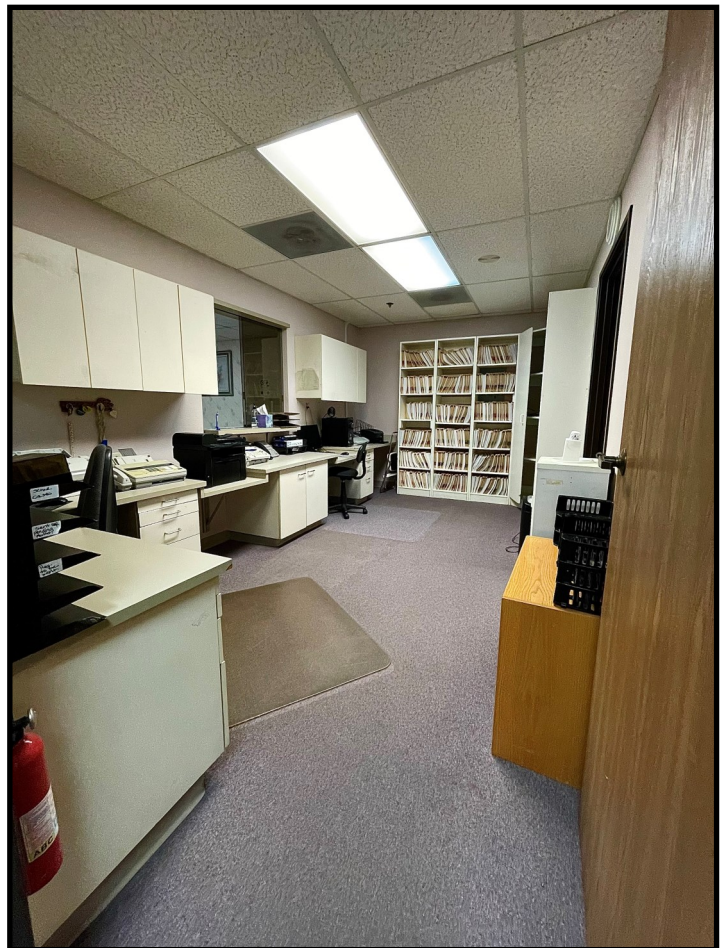
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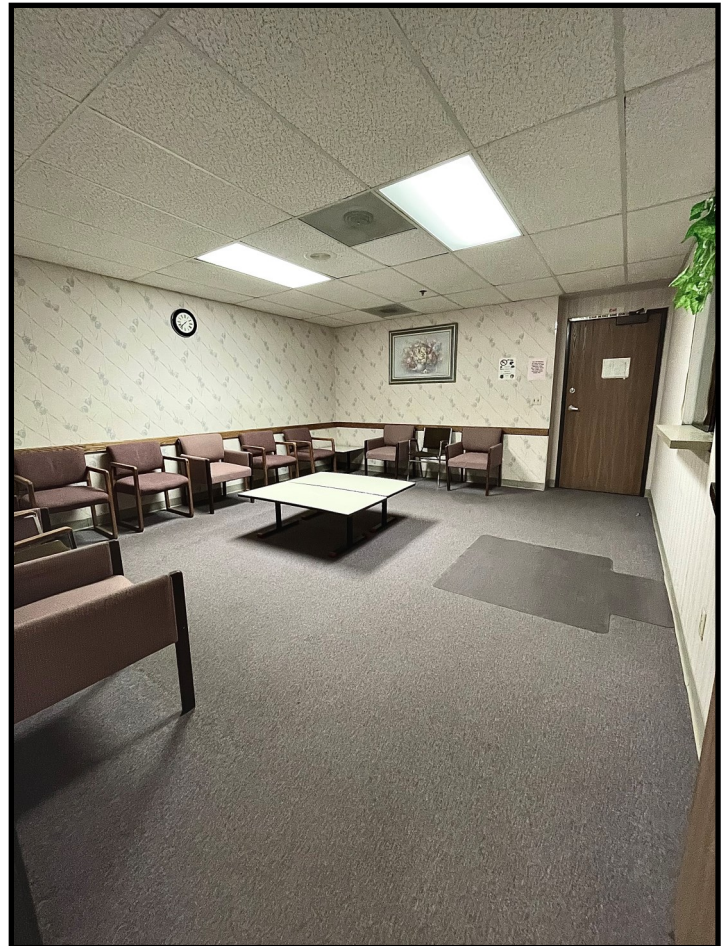
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Any projections and any pro forma budgets contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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