

8.51% Cap Rate - 33 Unit Office Building For Sale - Mercado Building

222 E. Main St., Barstow, CA 92311 - APN# 0181-101-50-0000

MGR
Real Estate



Property Details:

Building Sq. Ft.:	± 36,850 sf
Number of Units:	33 Units
Year Built:	1985
APN:	0181-101-50-0000
Occupancy:	77 % Occupied
Cap Rate:	8.51% Actual Income
Price PSF:	\$65.13 psf
Asking Price:	\$2,400,000

Excellent Investment Opportunity – FOR SALE: ± 36,850 sf Two-Story, 33-Unit Garden Style Office Building.

The Mercado Building is located in the heart of Barstow, CA at 222 E. Main Street and is currently 77 % occupied with a **8.51 % cap rate based on actual income**. The property is well maintained and features a strong tenant mix including Victor Community Support Services, Inc., Aegis Treatment Centers, Lighthouse Counseling, various medical and general office tenants. There is significant potential for added value through leasing the remaining units and improving the overall cap rate

Barstow is a business-friendly city committed to long-term growth and economic development, with leadership actively encouraging new investment and development throughout the region. The city continues to position itself as a key logistics and transportation hub along the I-15 corridor between Los Angeles and Las Vegas. When the proposed BNSF Barstow International Gateway expansion project moves forward, it is expected to further accelerate economic activity and job creation in the area, driving additional demand for office and commercial space.

Call for additional details on this outstanding investment opportunity.

For More Information Contact:

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.

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