



## 2865 PLUMMER COVE ROAD - ±3,600 SF FOR SALE

- ◆ **Right-sized space for flexible use:** ±3,600 SF across two stories, ideal for a small business, medical/professional office, or owner-user looking for low overhead and easy operation.
- ◆ **Convenient Southside/Mandarin location next to I-295:** Immediate access to major corridors, offering appealing commute and accessibility for staff and clients alike.
- ◆ **Located in the high-demand Mandarin submarket:** Known for its strong demographics, stable residential base, and limited commercial inventory - making properties in this area especially desirable for long-term value and tenant demand.
- ◆ **Impressive local retail area along San Jose Blvd**



For further information, please contact our exclusive agent:

**Jeff Frandsen** - Sr. Vice President  
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**SALE PRICE:  
\$599,000**

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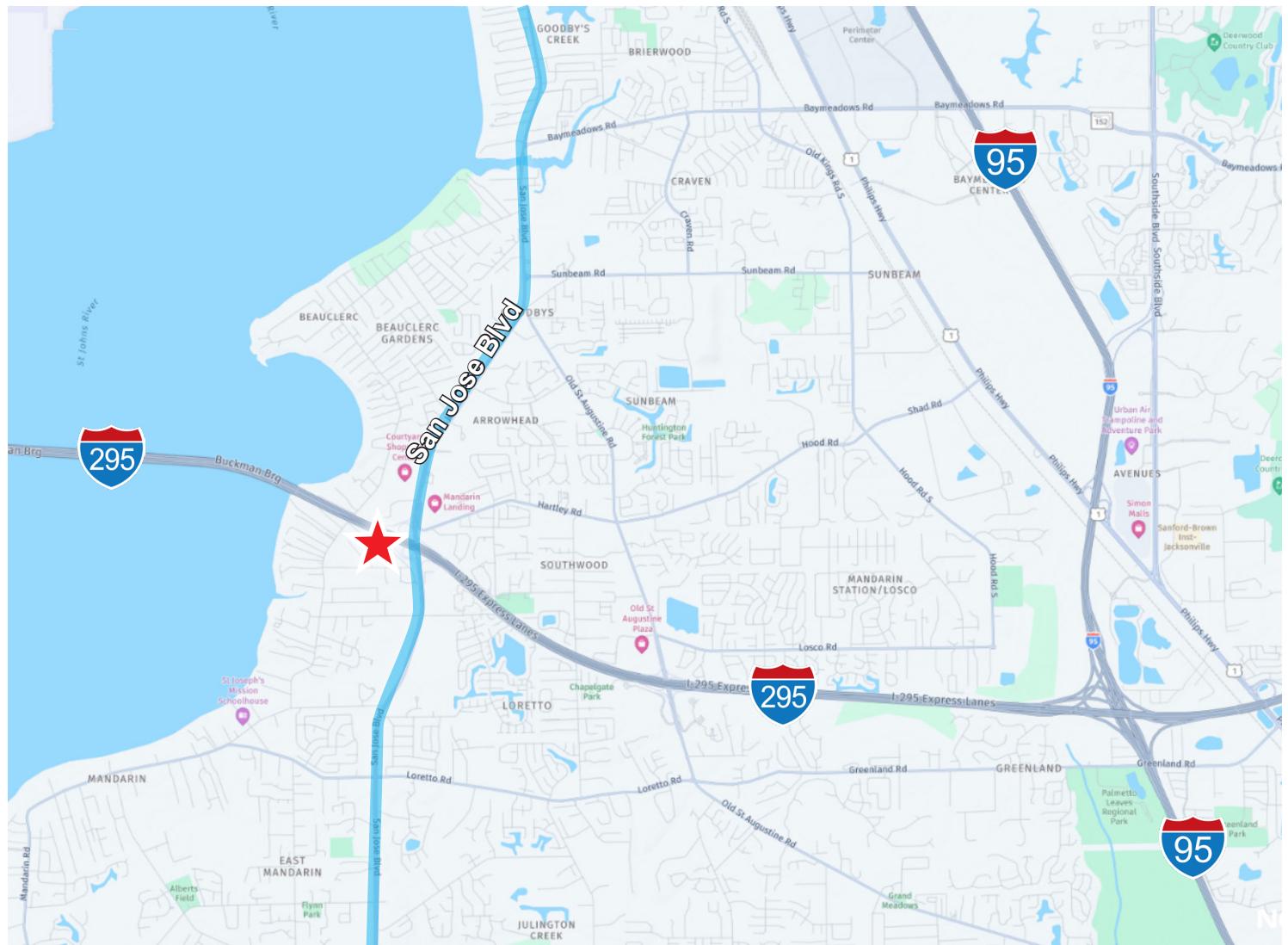
# LOCAL AMENITIES



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# PROPERTY LOCATION



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