



## 3774 Grove St

3774 Grove St, Lemon Grove, CA 91945



### Jay Markoff

Jay Markoff Realty

3774 Grove St, Lemon Grove, CA 91945

[tinkerboy@cox.net](mailto:tinkerboy@cox.net)

(619) 742-4097



# 3774 Grove St

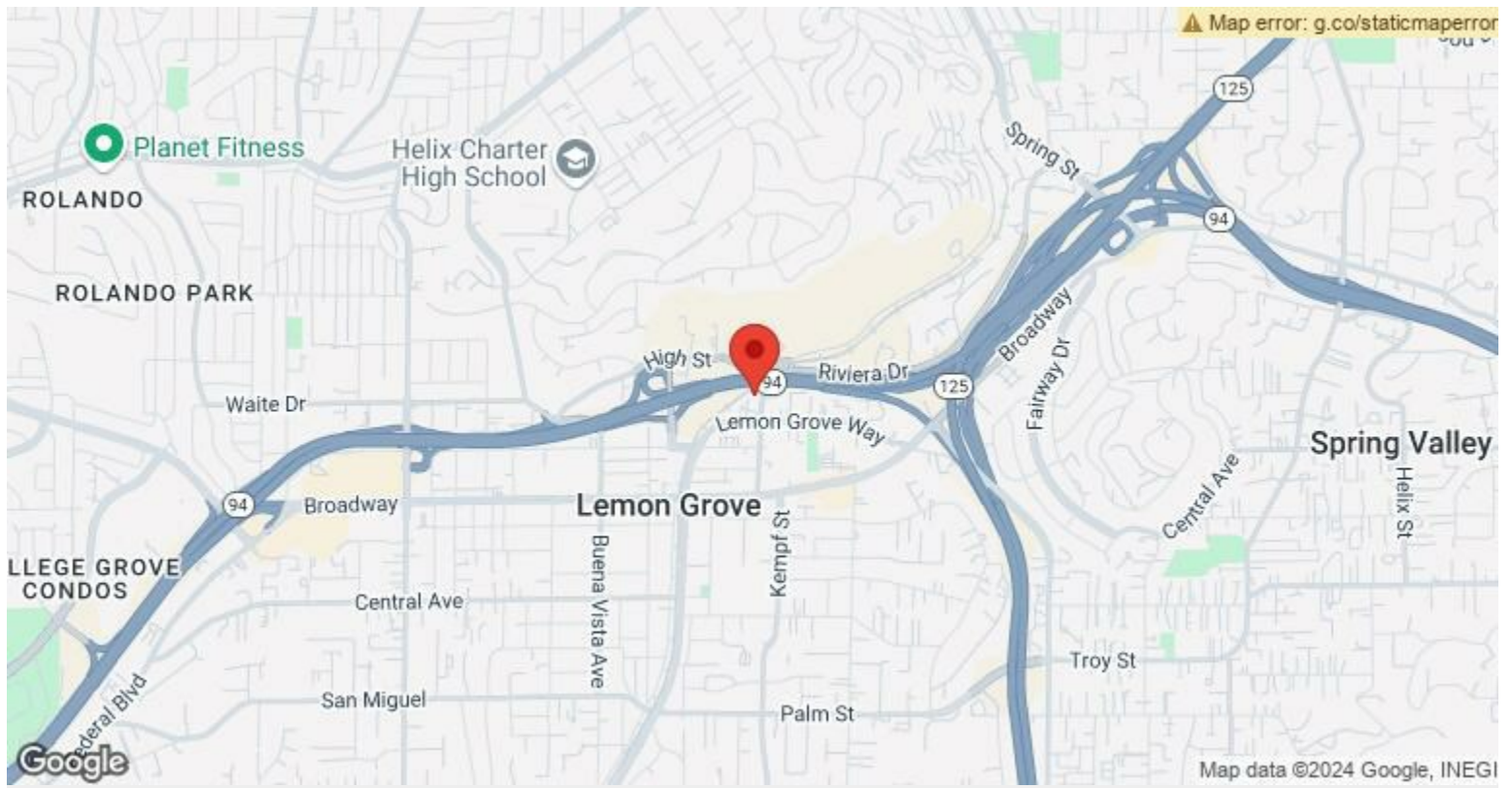
\$3,500,000

In the past year improvements have been made including tile floors to replace the carpet, office spaces, walls, and the wireless tower....

- Almost always 100% rented
- Recent tenant improvements completed, in process putting ceramic tiles on all floors instead of rugs
- Verizon cell tower brings in \$2200/month, building is adjacent to one of the 3 busiest highways in San Diego
- Surrounding area is experiencing incredible building boom
- Adjacent to major highway 94 and main Broadway street and 7 min to Downtown San Diego
- More than ample parking in our large parking lot



Price:	\$3,500,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	3.69%
Lot Size:	0.43 AC
Gross Building Area:	11,479 SF
Rentable Building Area:	11,479 SF
No. Stories:	2
Year Built:	1990
Tenancy:	Multiple
Parking Ratio:	2.44/1,000 SF
Zoning Description:	HC
APN / Parcel ID:	475-440-19
Walk Score ®:	82 (Very Walkable)



**3774 Grove St, Lemon Grove, CA 91945**



# Property Photos



Building Photo



Building Photo



## Property Photos



Building Photo



Building Photo

# Property Photos

