



44143-44147 20th St W

44143-44147 20th St W, Lancaster, CA 93534



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44143-44147 20th St W

\$2,499,000

Prime Commercial Property for Sale - Excellent Location and Investment Opportunity Location! Location!! Location!!! This exceptional property is strategically located on the high-traffic 20th Street West, just half a block from the 14 Freeway, offering outstanding visibility and signage opportunities.

Property Highlights:

Versatile Space: The available vacant space features a well-designed layout, perfectly suited for office or medical use, ready for immediate occupancy or leasing.

Ample Parking: Plenty of parking spaces are available to accommodate your needs.

Tenant Information: Currently, CENTURY 21 Yarrow & Associates occupies approximately half of the building and will vacate by August 31st, 2024.

Long-Term Lease Income: Crown Castle has leased a portion of the land behind the building for a wireless tower, with a lease commitment expiring on December 31st, 2028. Following this, the current owner will begin collecting rental income until December 31st, 2098, including all options to renew. Additionally,...



Price:	\$2,499,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.97 AC
Rentable Building Area:	12,288 SF
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No. Stories:	1
Year Built:	1985
Tenancy:	Multiple
Parking Ratio:	4.31/1,000 SF
Zoning Description:	RA7, Lancaster
APN / Parcel ID:	3123-005-041
Cross Streets:	Antelope Valley Frwy.

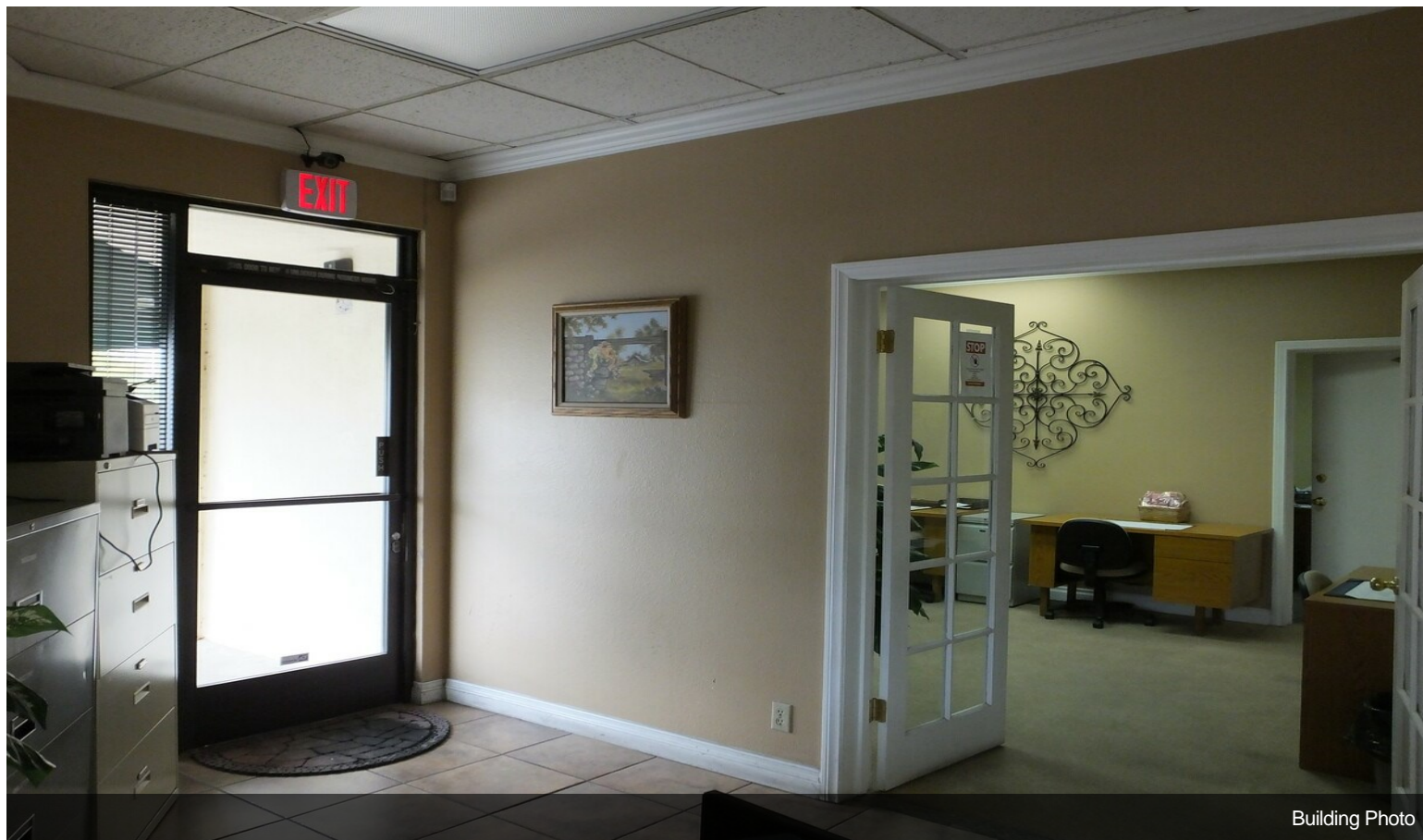


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Property Photos



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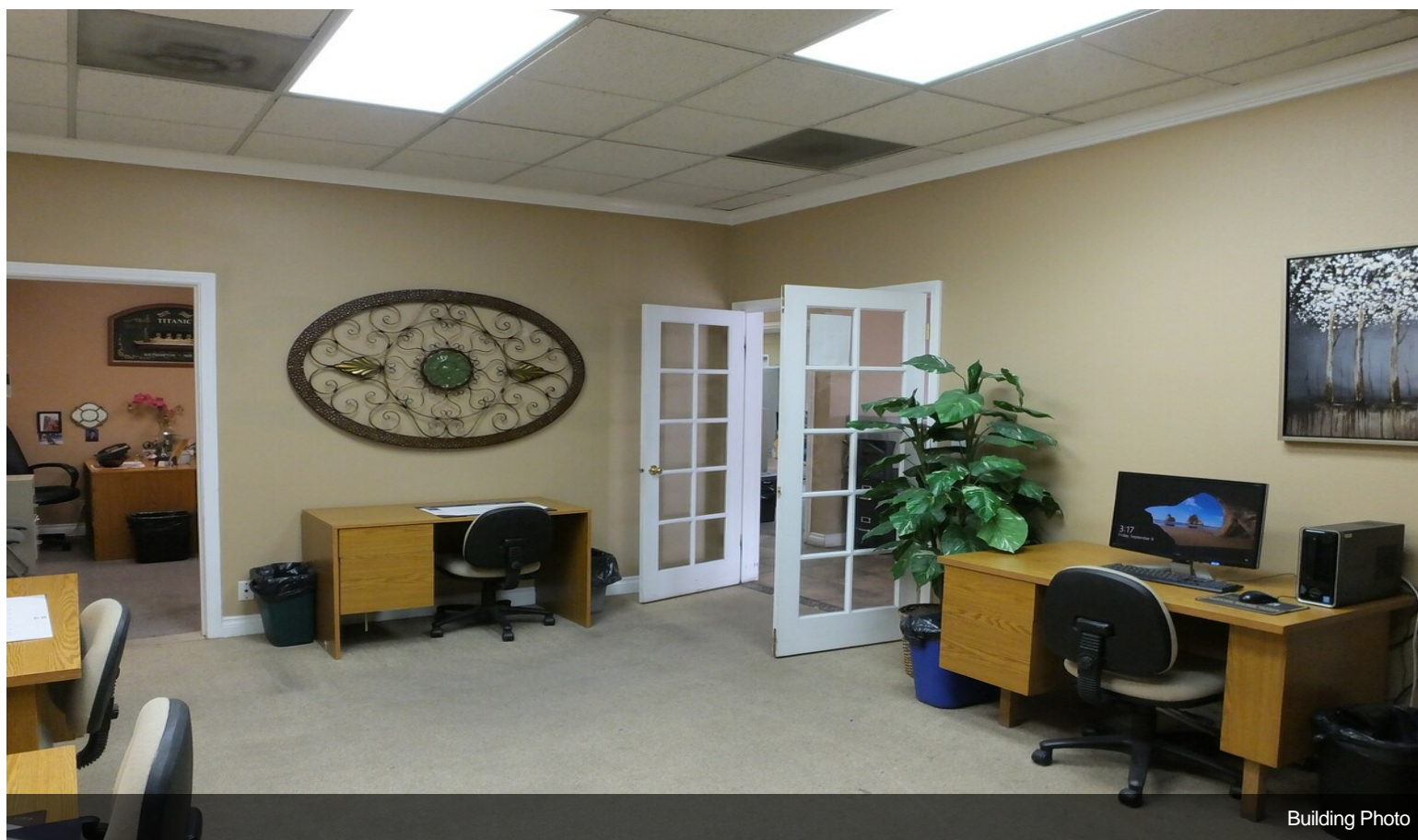


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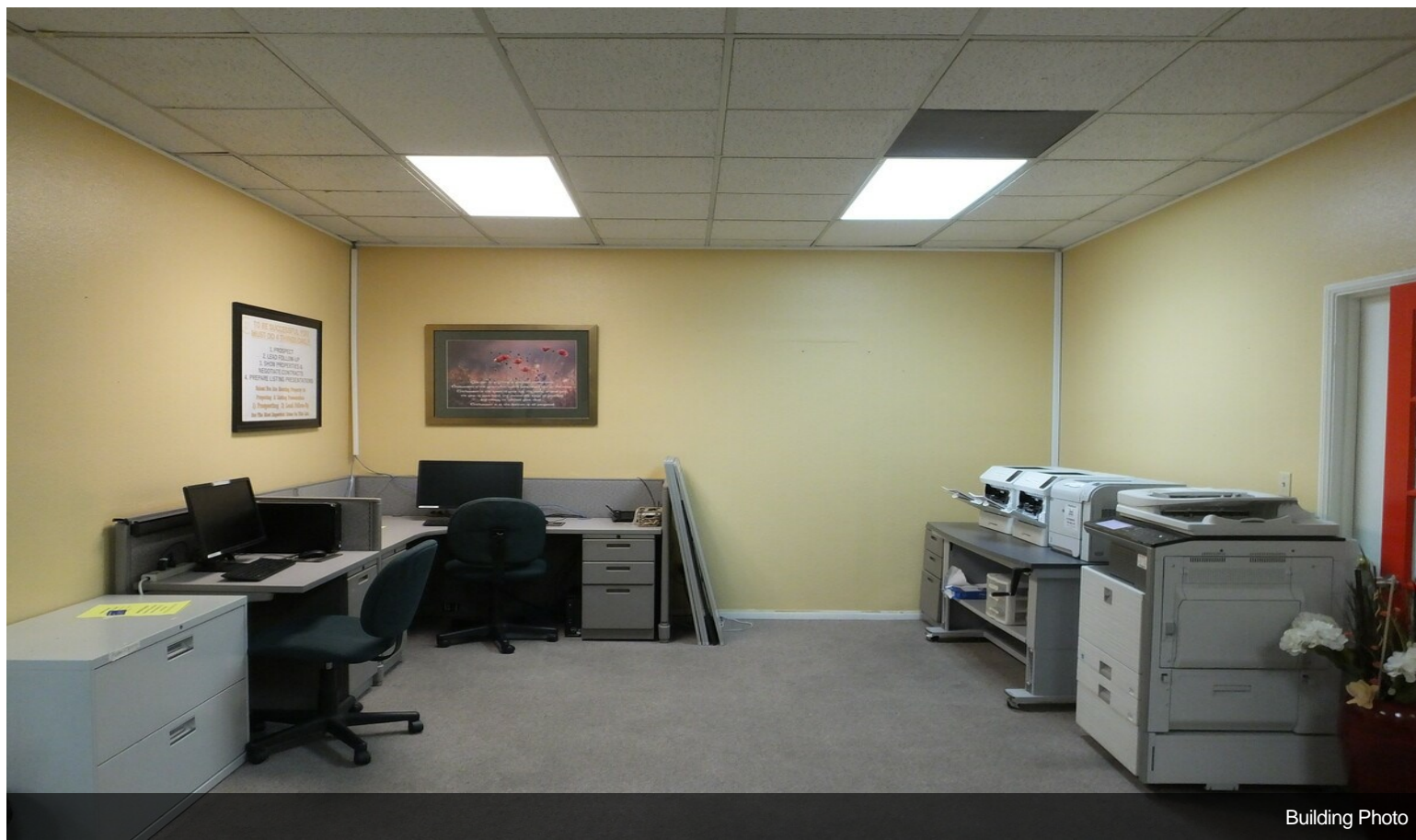


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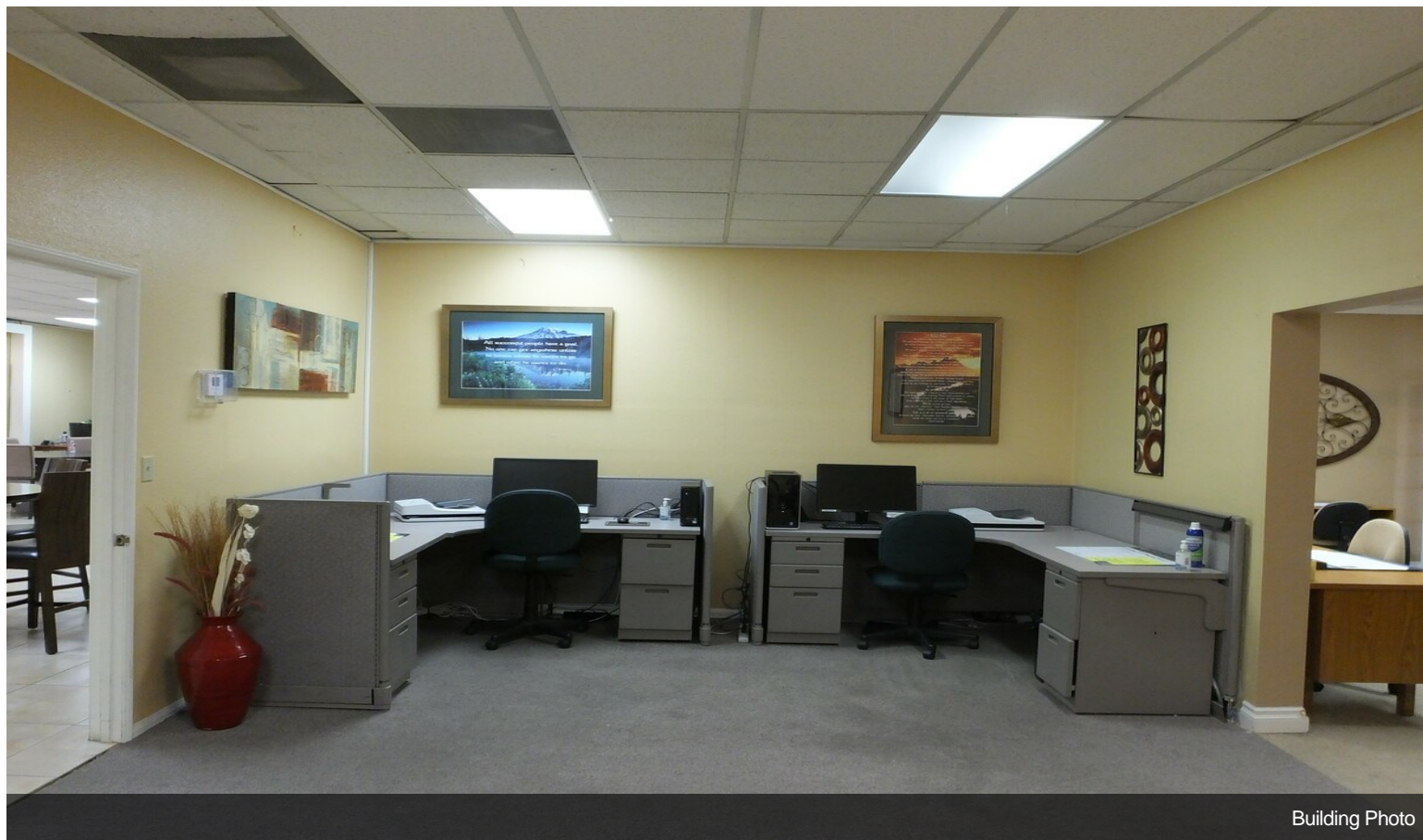


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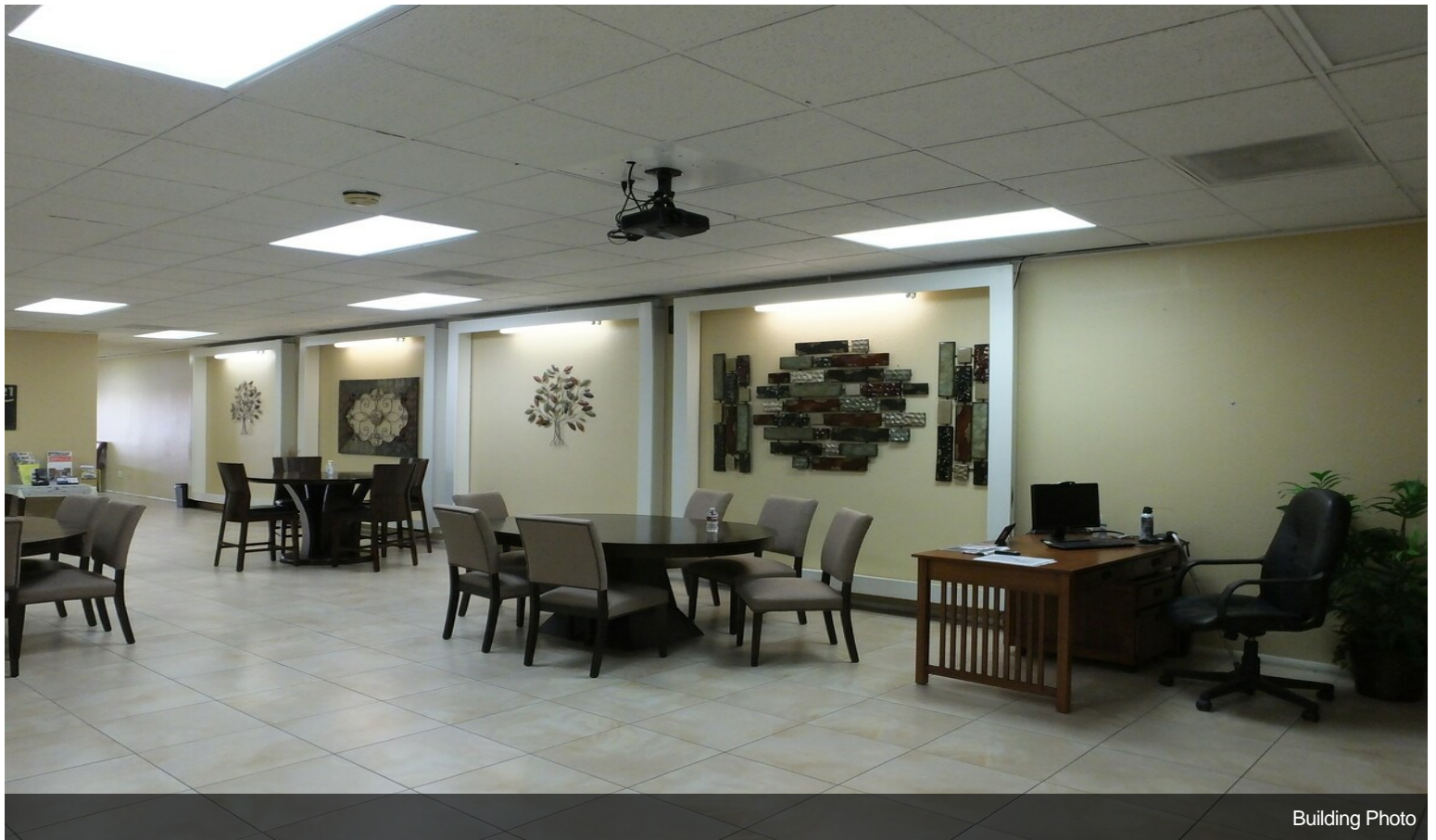
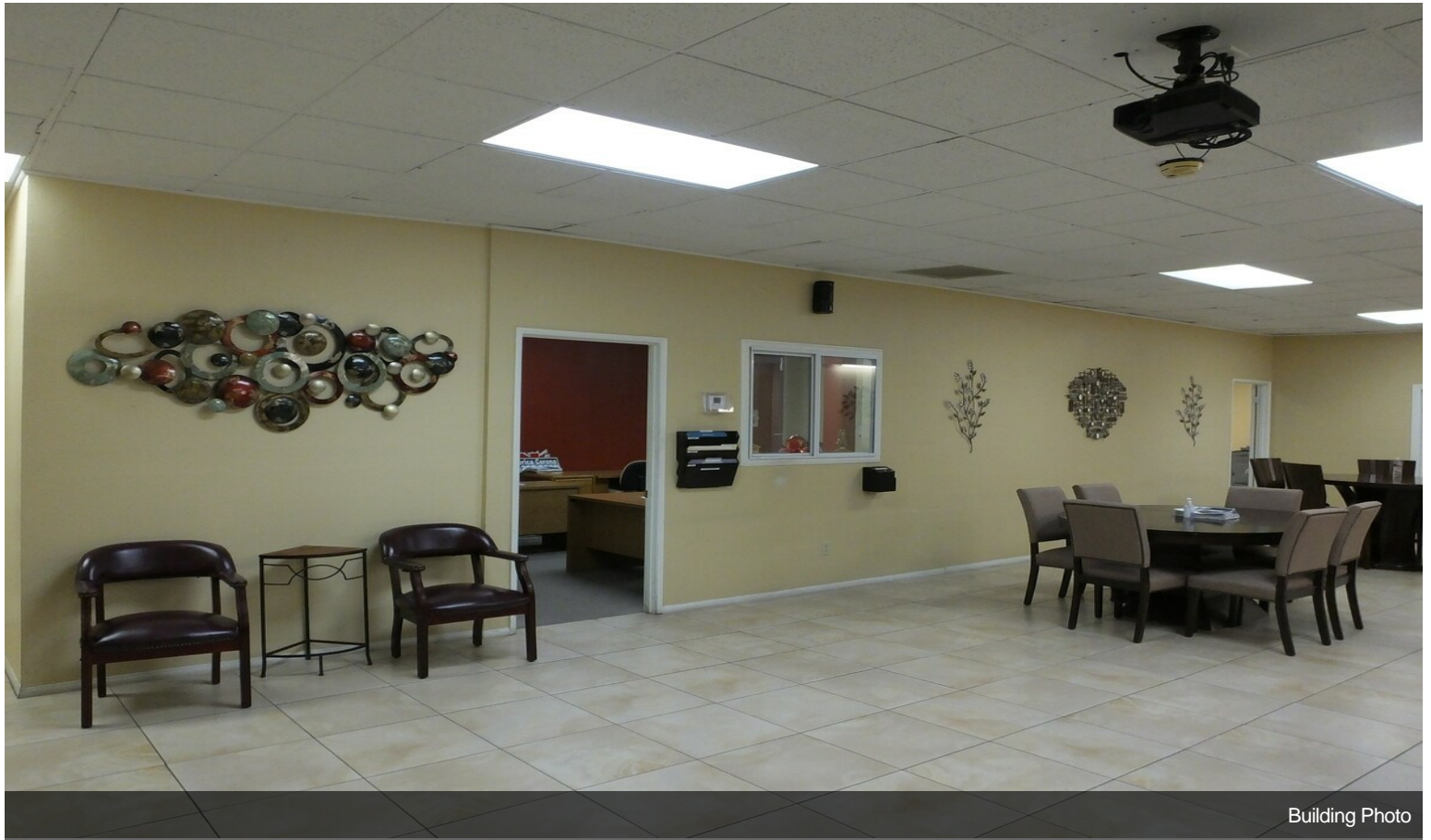


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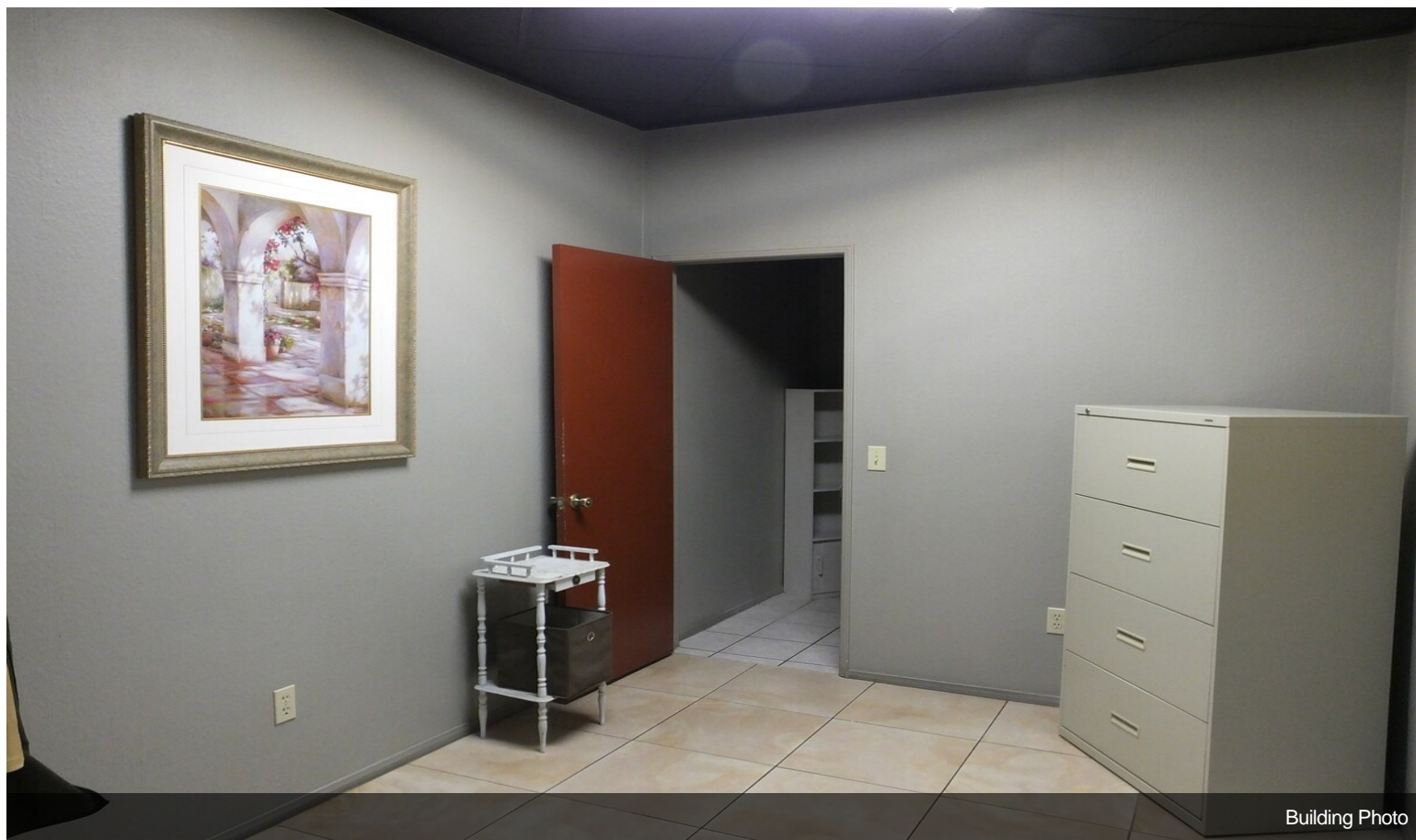


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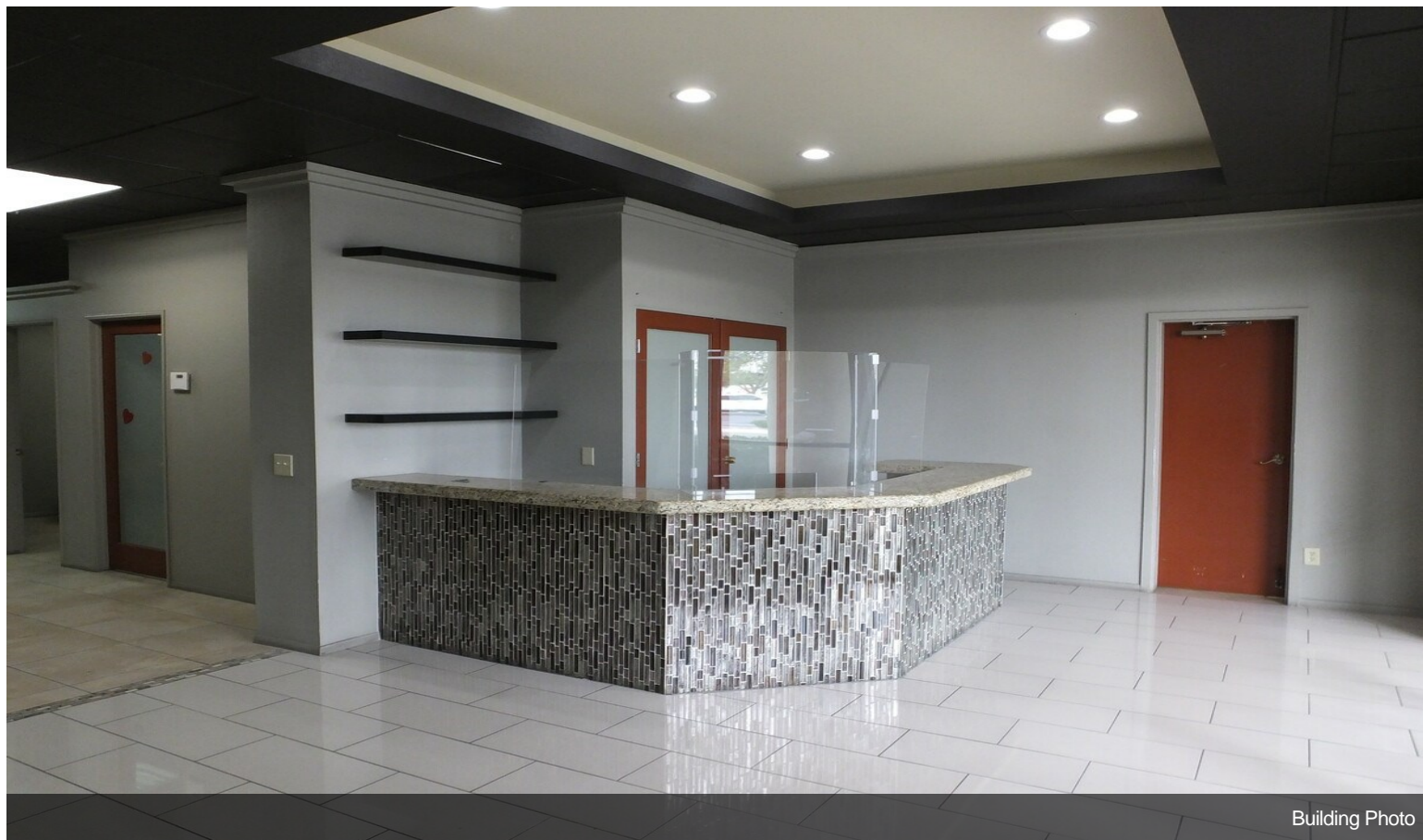


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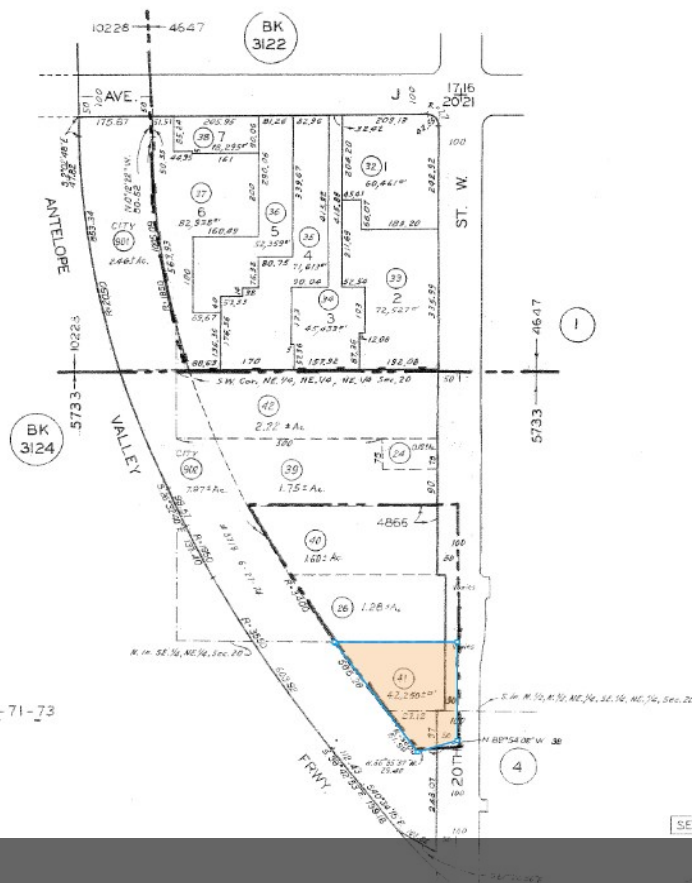
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3123 5
TRA
4647
5733
10228
4866

2011



T. 7 N., R. 12 W.
PARCEL_MAP _ _ R. M. 117-71-73



788721
7812 12
800408 405
810007005
84210 384
82012 48
84401205 84
870120 0 08 00 3001
87012008 03001
851031
880102
896108
900326
910102607002001-
93060904 002 001-81
961806
818916
20100002-A1

SECTION LINES PER C.S. B-831-2

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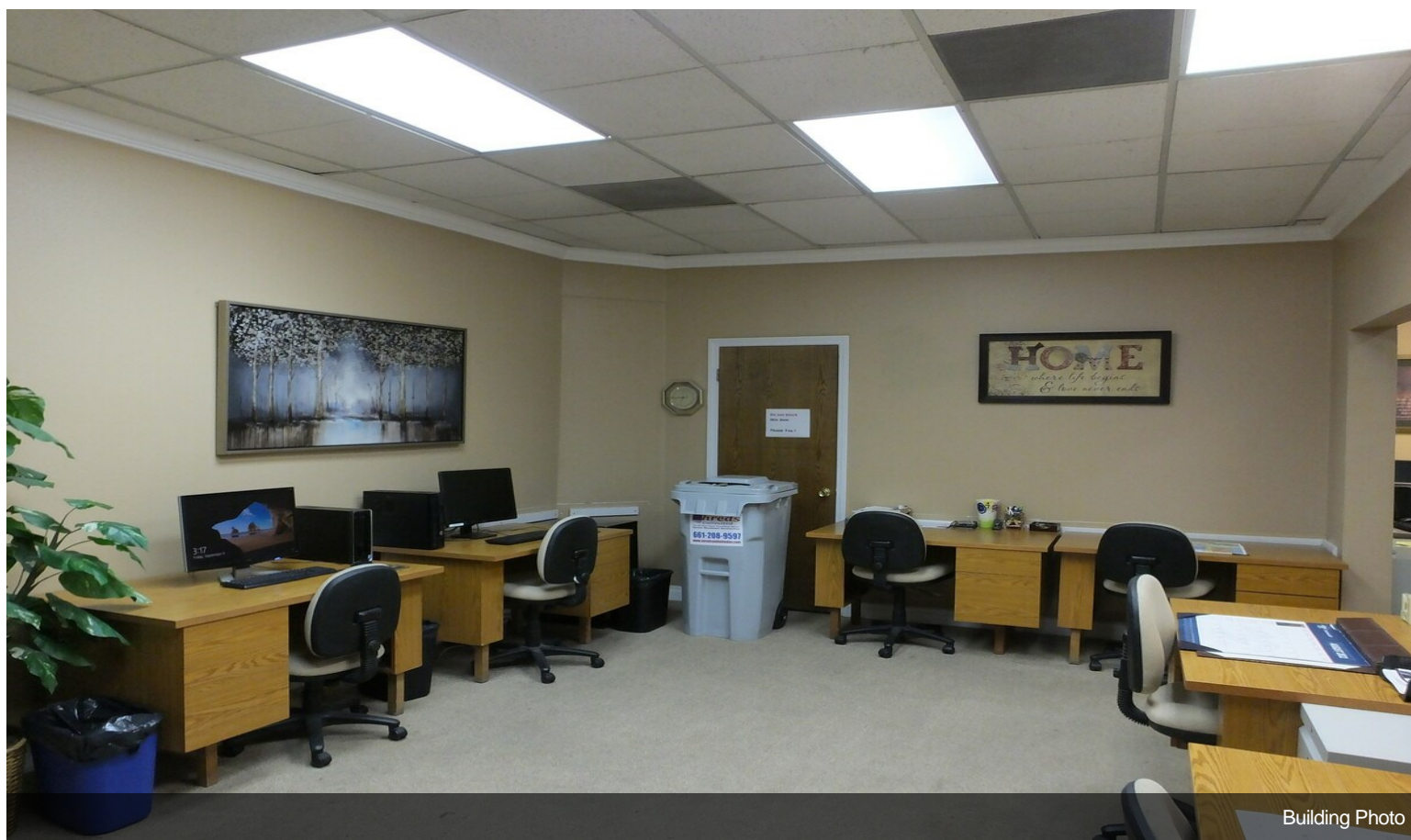


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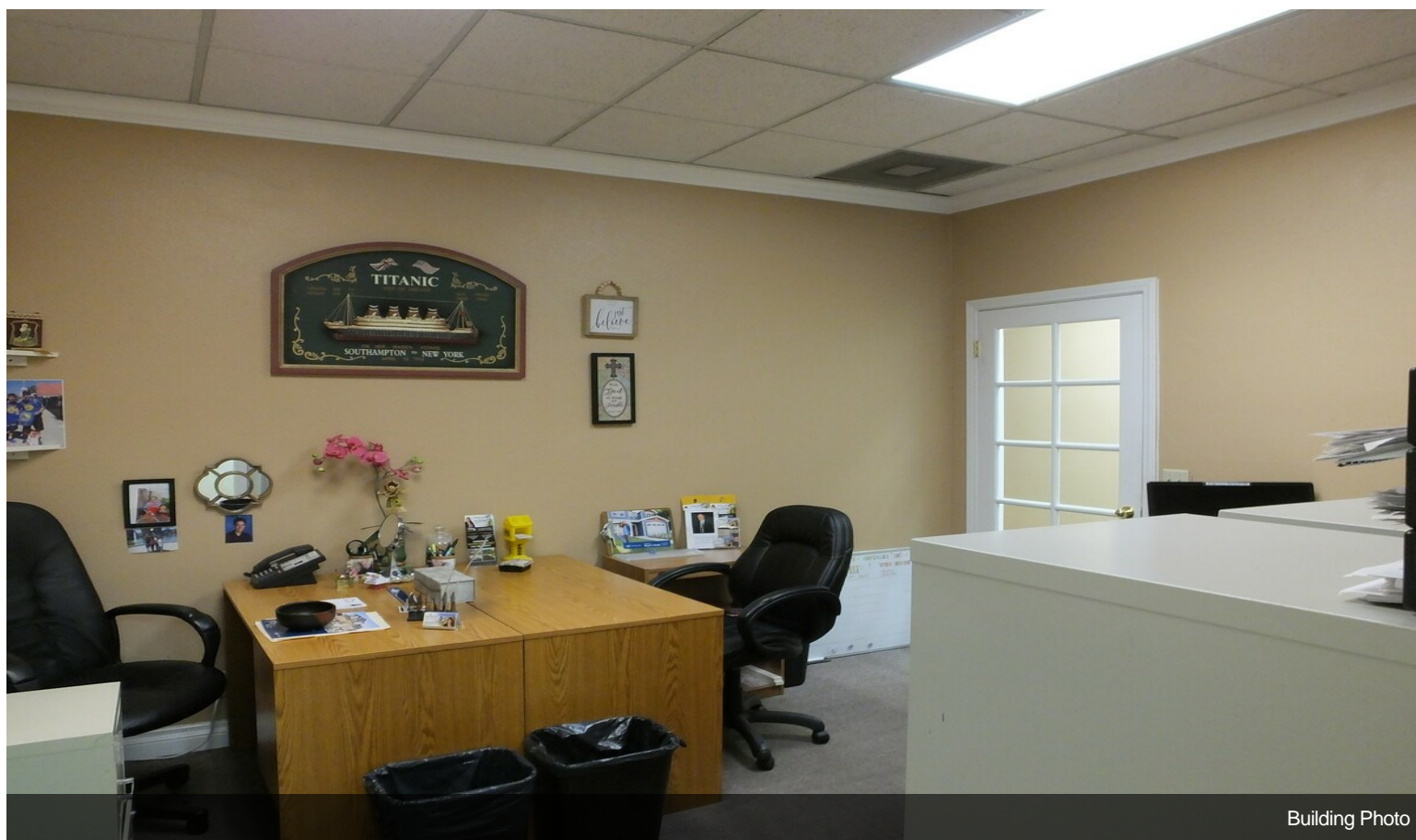


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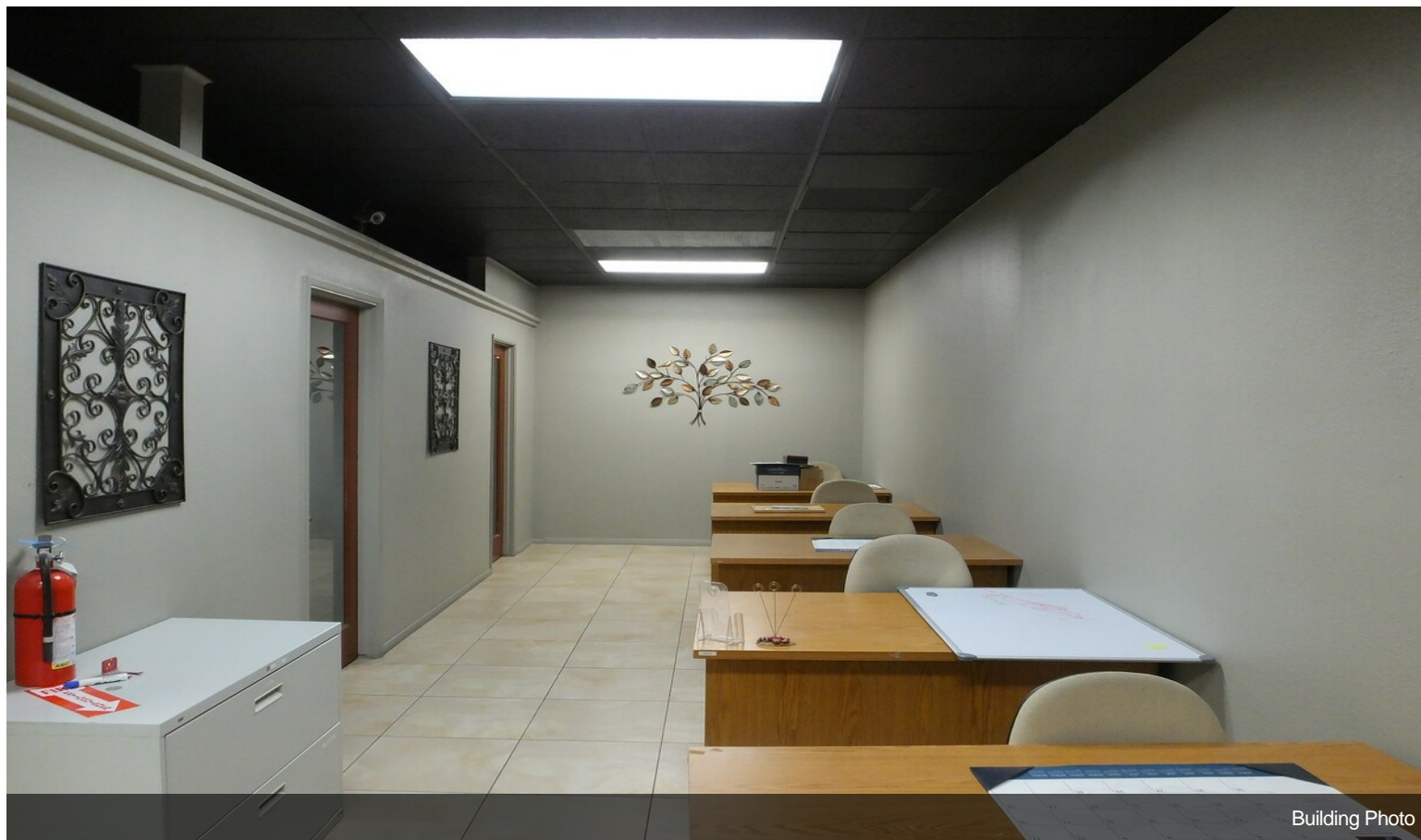


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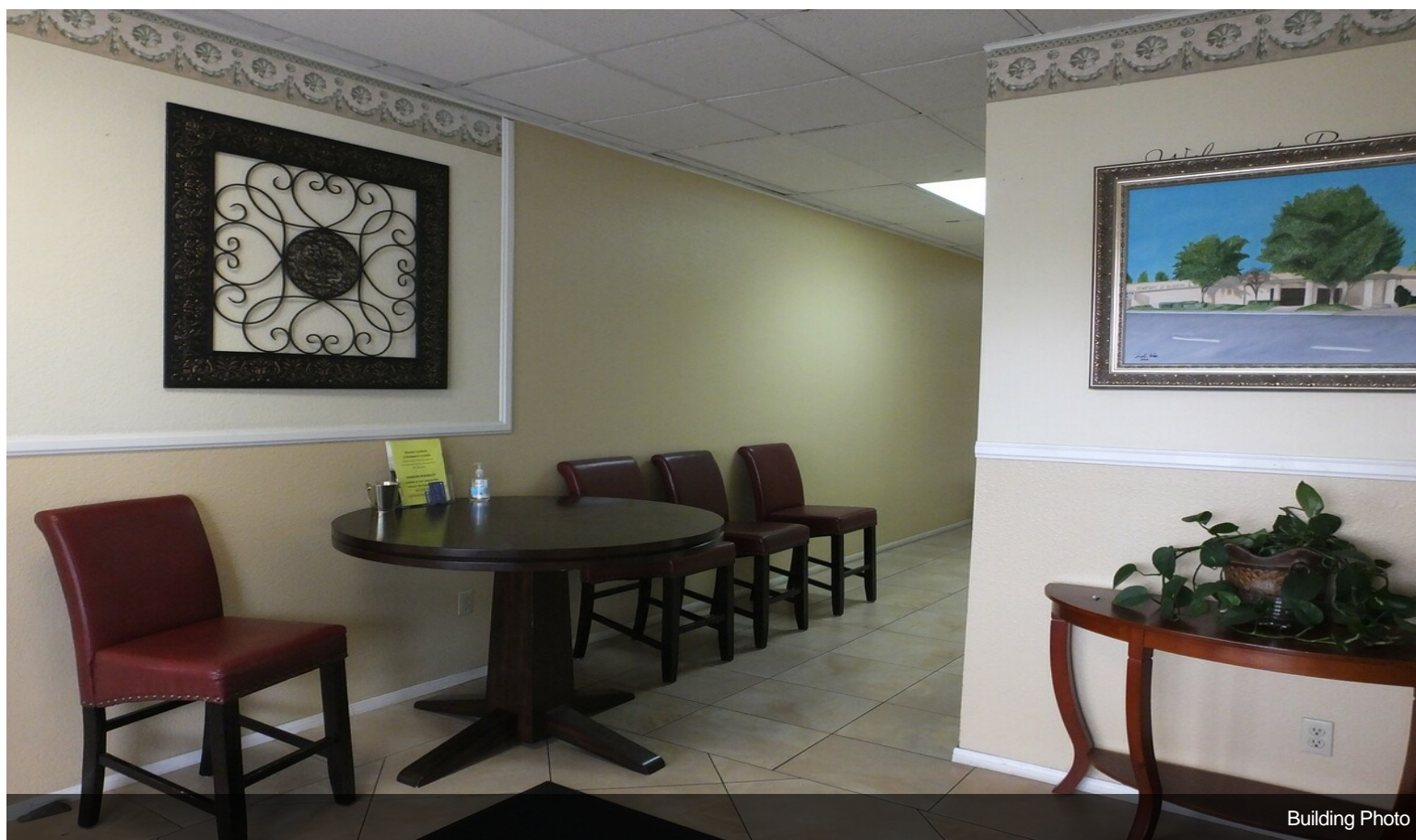


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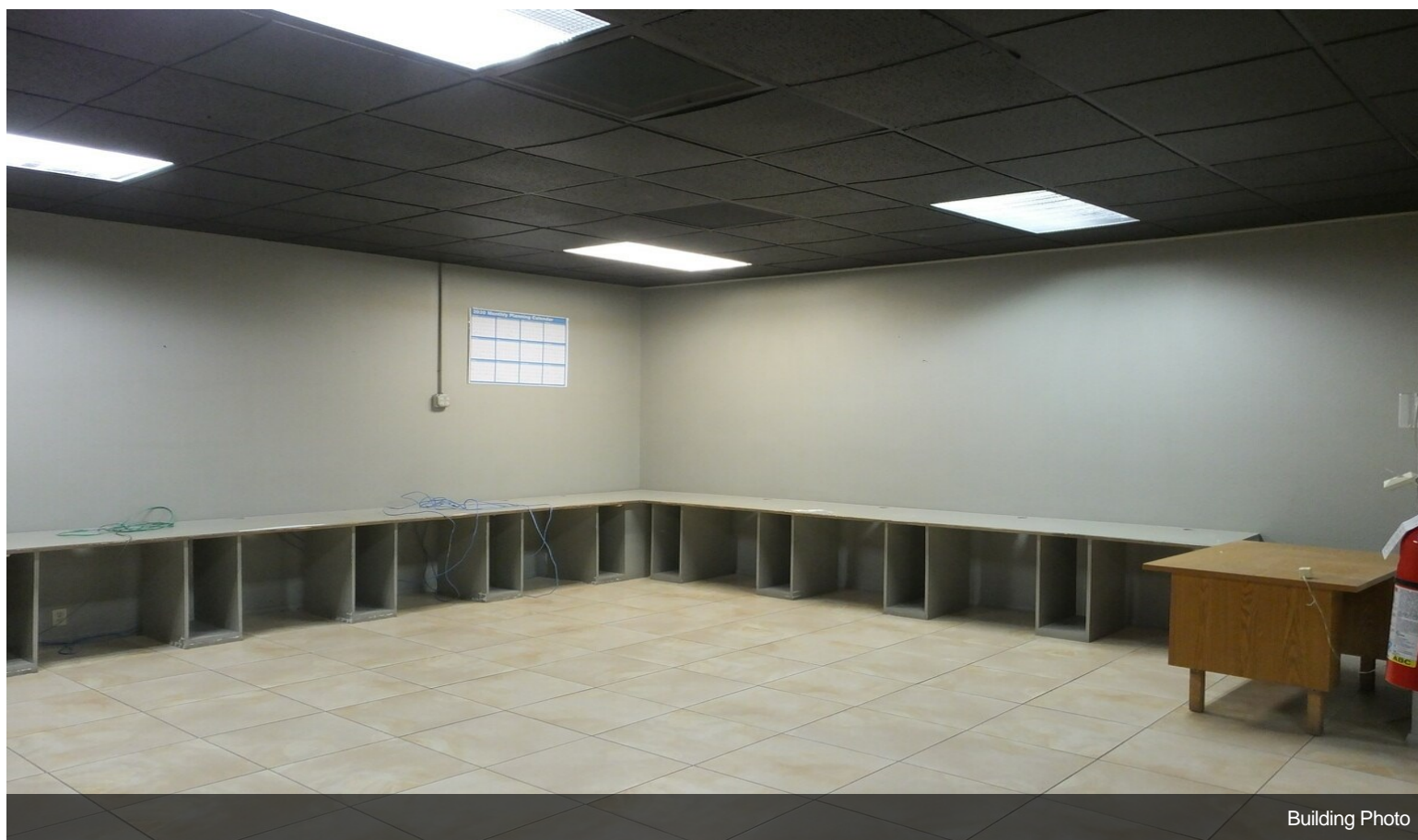
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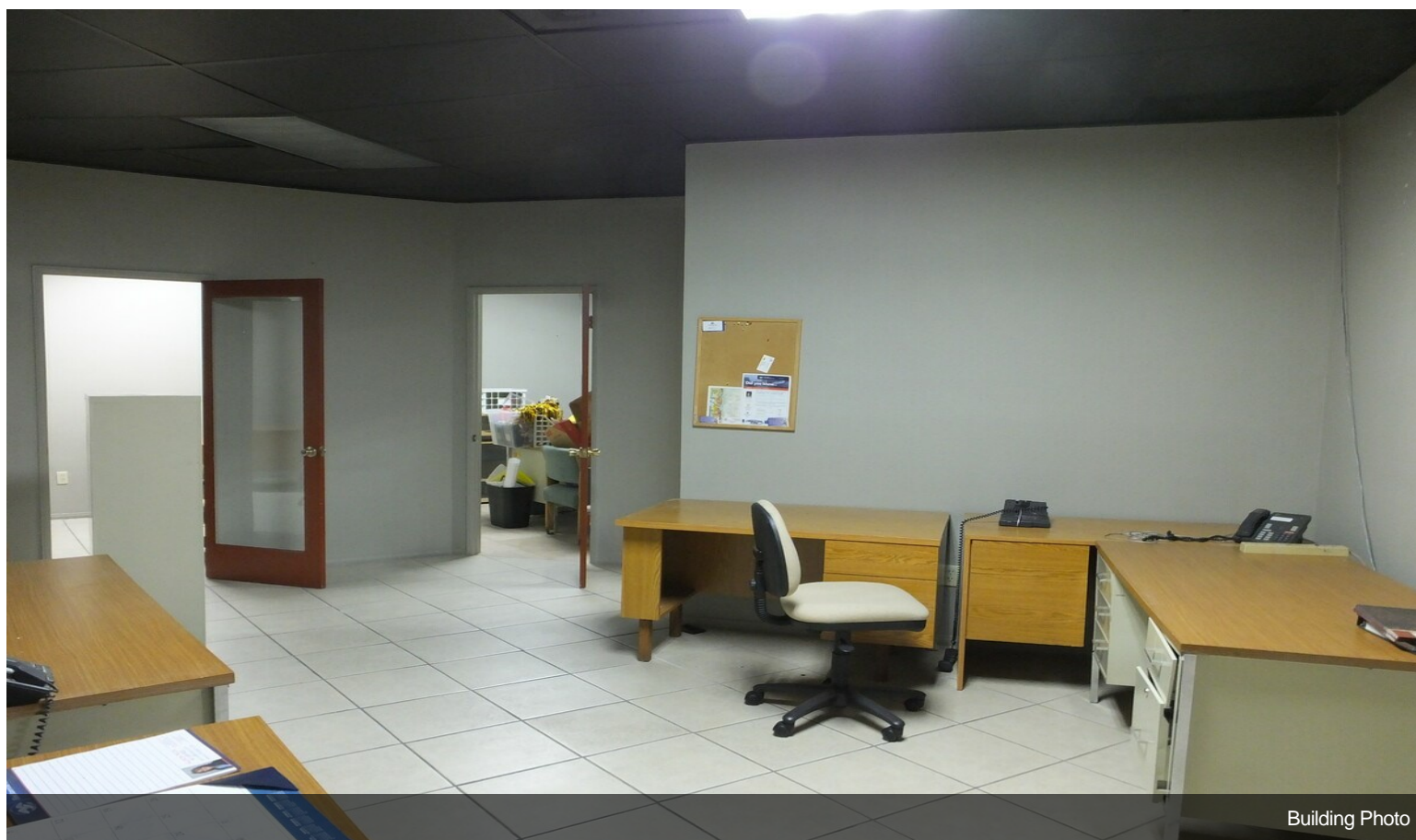


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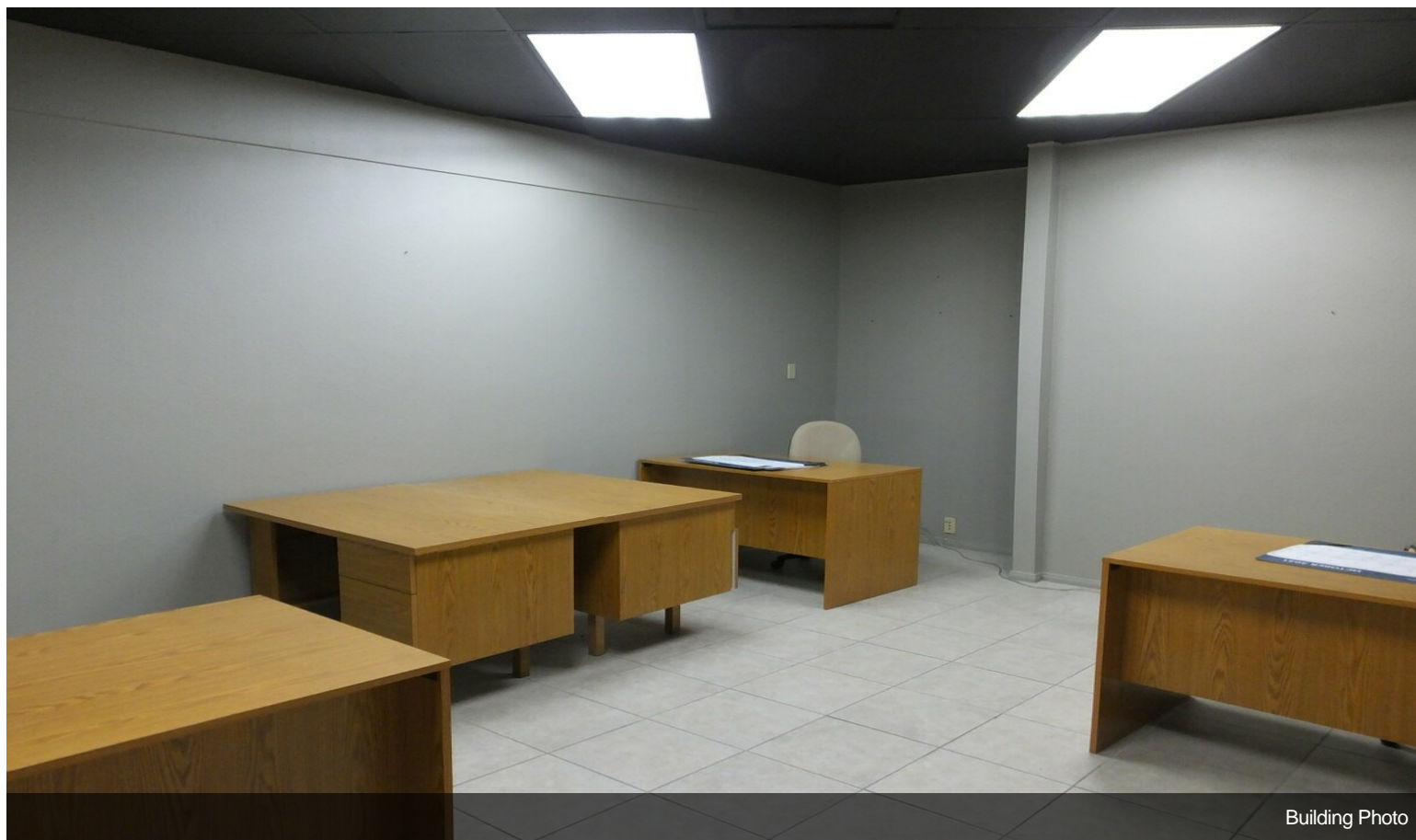


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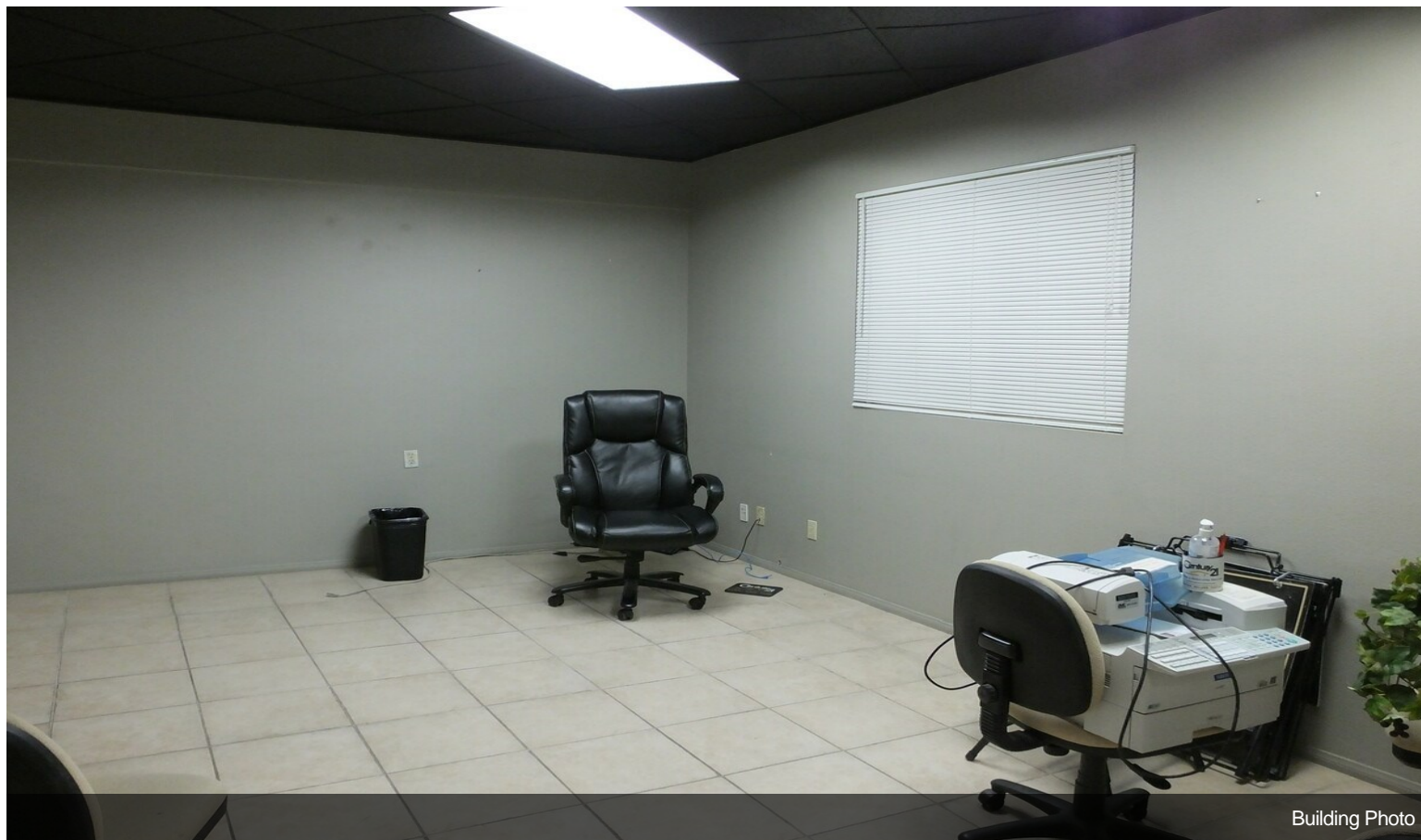


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