

# 6.46% Cap Rate - Well Maintained - Fourplex For Sale

14015 Spruce St., Hesperia, CA 92345

**MGR**  
Real Estate



## Property Description:

<b>Building Size:</b>	4,216 sf
<b>Unit Mix:</b>	4 (2Bdrm/2Bth) Units
<b>APN#:</b>	0405-193-13-0000
<b>Lot Size:</b>	17,854 sf
<b>NOI:</b>	\$60,376.69
<b>Cap Rate:</b>	6.46%
<b>Asking Price:</b>	\$935,000.00

MGR Real Estate, Inc. presents a strong investment opportunity in Hesperia, CA — a well-maintained fourplex offered at a 6.46% cap rate. Each spacious  $\pm 1,054$  sq. ft. unit features 2 bedrooms, 2 bathrooms, large living areas, laundry hookups, private patios, and individual garages. The property has undergone extensive upgrades, including roof and roofline repairs, exterior stucco and paint, new trim and doors, garage door replacements, HVAC and water heater updates, plus kitchen, tile, and flooring improvements over the past decade. Its prime location near shopping, schools, and transportation further enhances tenant demand and long-term investment stability.

Additionally, the adjacent 4-unit property is also available for sale - offering an investor the opportunity to acquire both and add a total of 8 units to your investment portfolio.

**For More Information Contact:**

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15428 Civic Dr., Ste. 100, Victorville, CA 92392 - Cal BRE Brkr# 01841921

*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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