

MGR

Real Estate

For Sale
3-Unit +
Multi Family
Property
\$750,000



ABOUT THIS PROPERTY:

16745 Yucca Ave, Victorville, CA 92395 -

We are proud to present this fully rented 3-unit + 1 non conforming unit multifamily property on a massive 38,000± sq ft lot in Victorville.

Excellent unit mix includes a 3 bed / 2 bath house, one studio, and two 1 bed / 1 bath units.

Strong in-place income with a 6.8% cap rate on Seller's numbers with immediate cash flow.

All units are currently occupied with stable rental history.

Rare oversized lot offers potential to add additional units or ADUs (subject to buyer verification).

Ideal for investors seeking income with future upside.

FEATURES:

✓ **3+ Units Total**

✓ **38,000 sqft Lot**

✓ **6.8 Cap Rate**



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