



269-291 E Lexington Ave

269-291 E Lexington Ave, El Cajon, CA 92020

COMPASS
COMMERCIAL

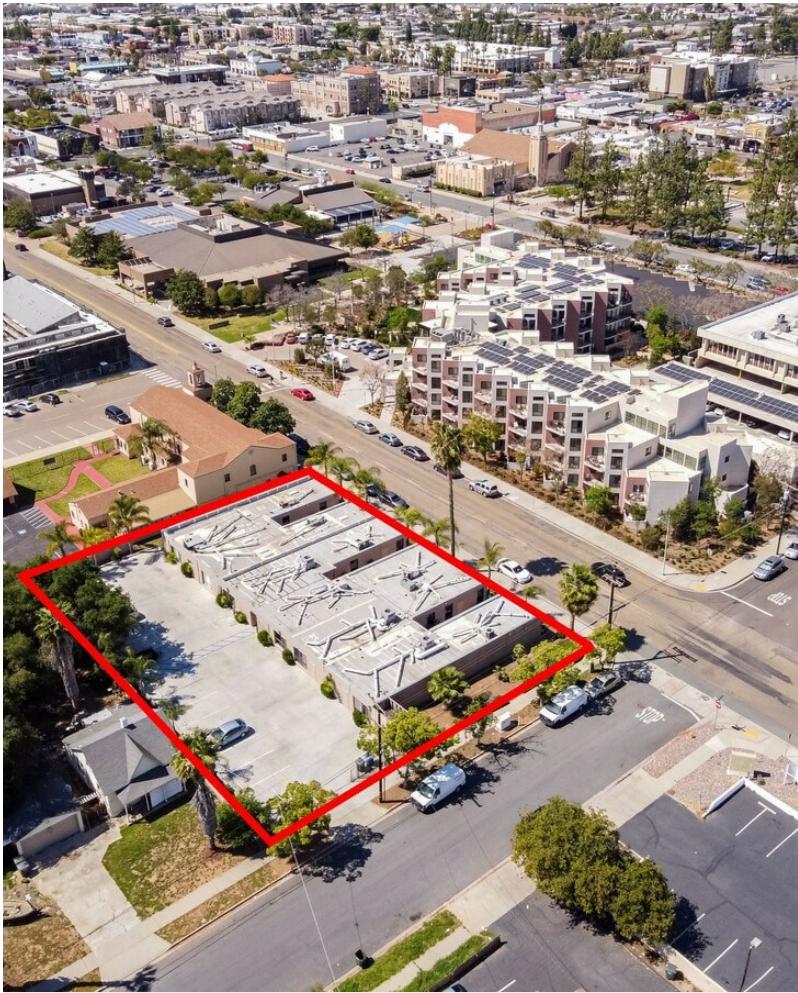


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269-291 E Lexington Ave

\$4,500,000

Located in the heart of downtown El Cajon, this multi-tenant office building offers a unique investment opportunity with one of the 2,600 sq. ft. ground-floor professional office/retail units currently available for lease. Each suite features a dedicated reception area, in-suite restrooms, and access to 17 gated parking spaces, along with ample street parking. Situated near the library, shops, restaurants, and public transportation, the property is within the Mixed-Use Overlay Zone and Downtown Master Design Plan, offering significant potential for residential or mixed-use development. This is an ideal opportunity for investors, developers, or business owners seeking a versatile and high-value property....



Price: \$4,500,000

Property Type: Office

Property Subtype: Medical

Building Class: B

Sale Type: Investment or Owner User

Lot Size: 0.54 AC

Gross Building Area: 9,471 SF

Rentable Building Area: 9,471 SF

Sale Conditions: Redevelopment Project

No. Stories: 1

Year Built: 1973

Tenancy: Multi

Parking Ratio: 1.79/1,000 SF

Zoning Description: O-P

APN / Parcel ID:

488-221-31-00, 488-221-32-00, 488-221-33-00

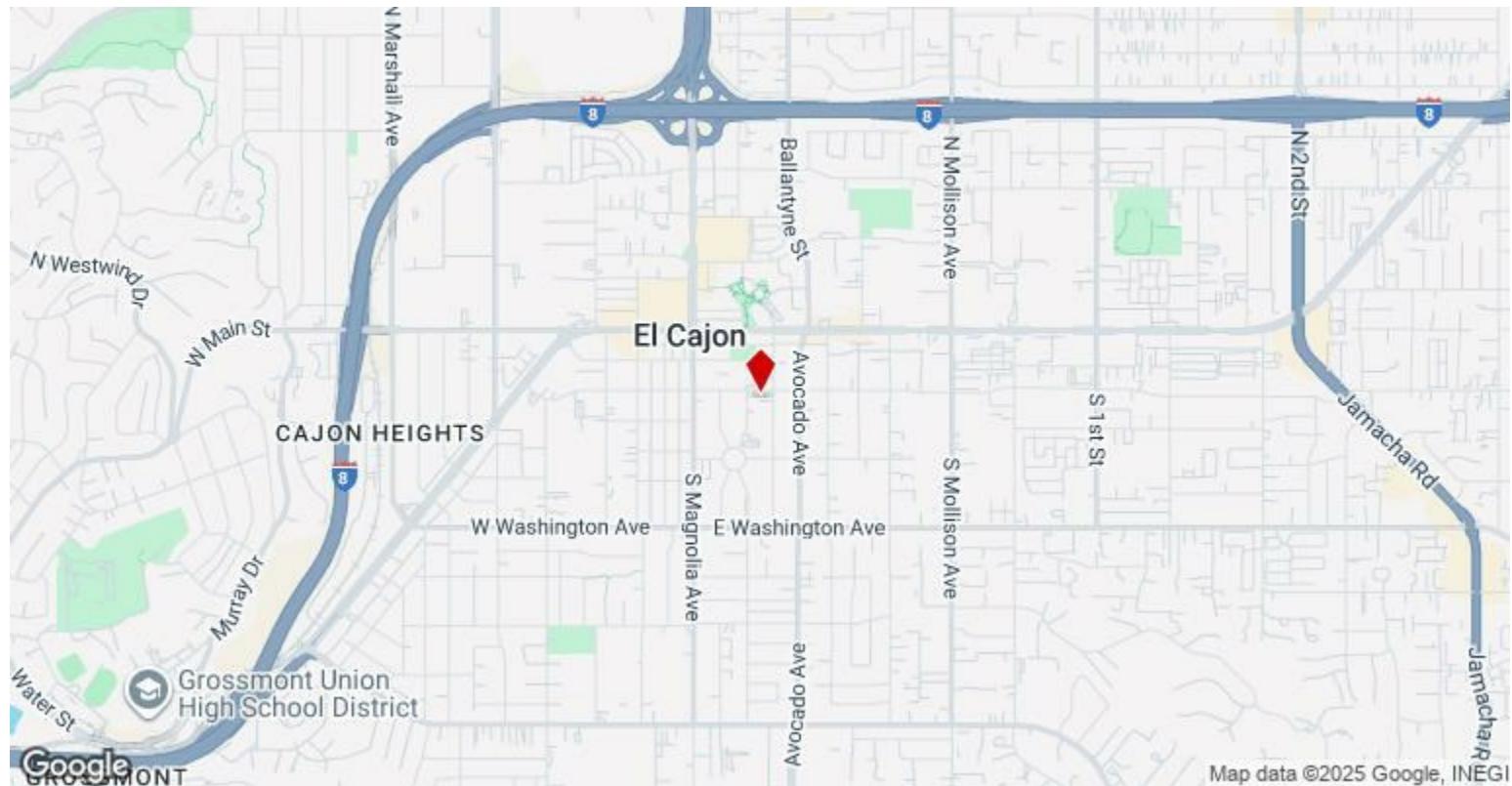
Major Tenant Information

Tenant
May Tax R US

SF Occupied

-

Lease Expired

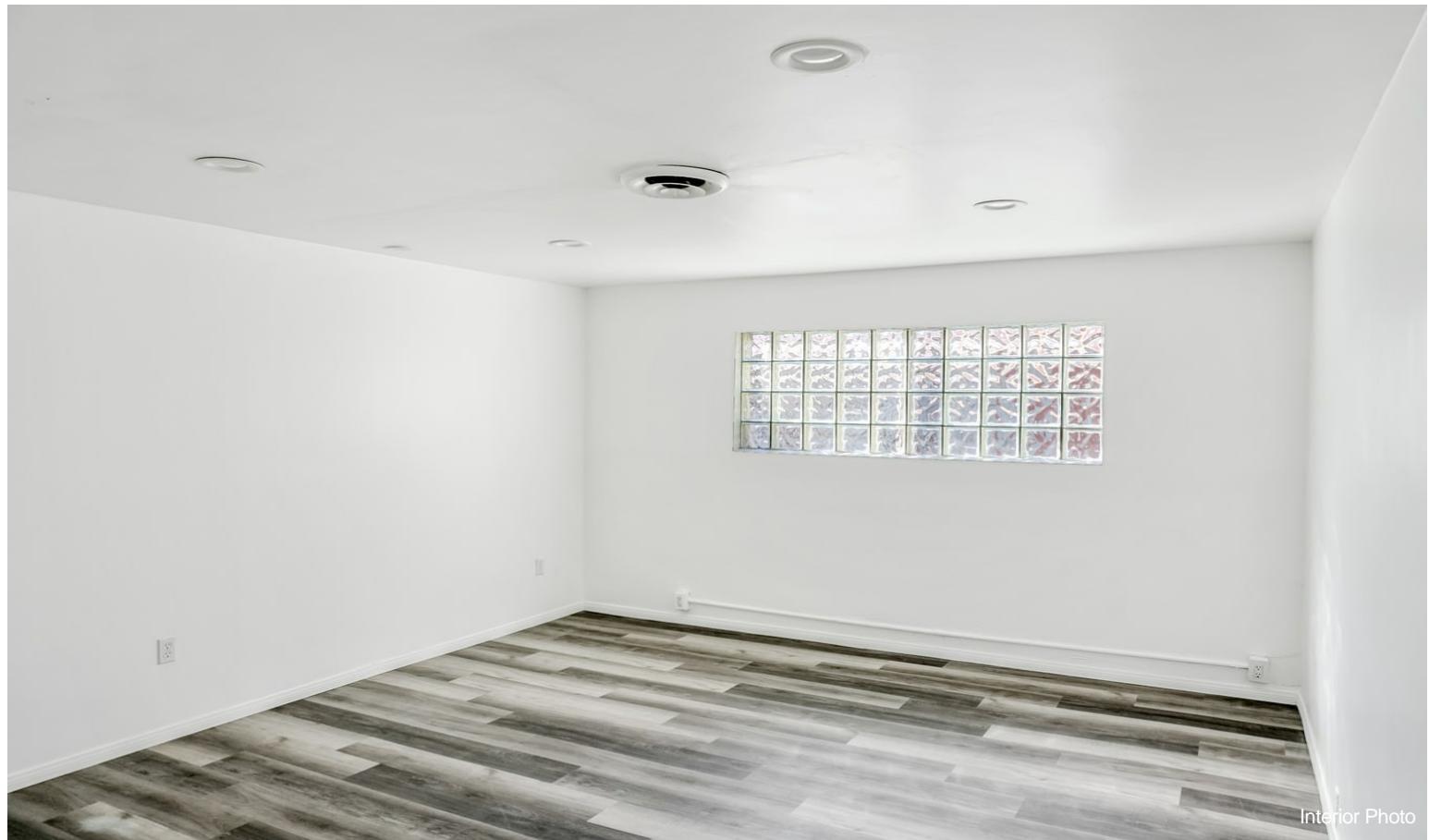


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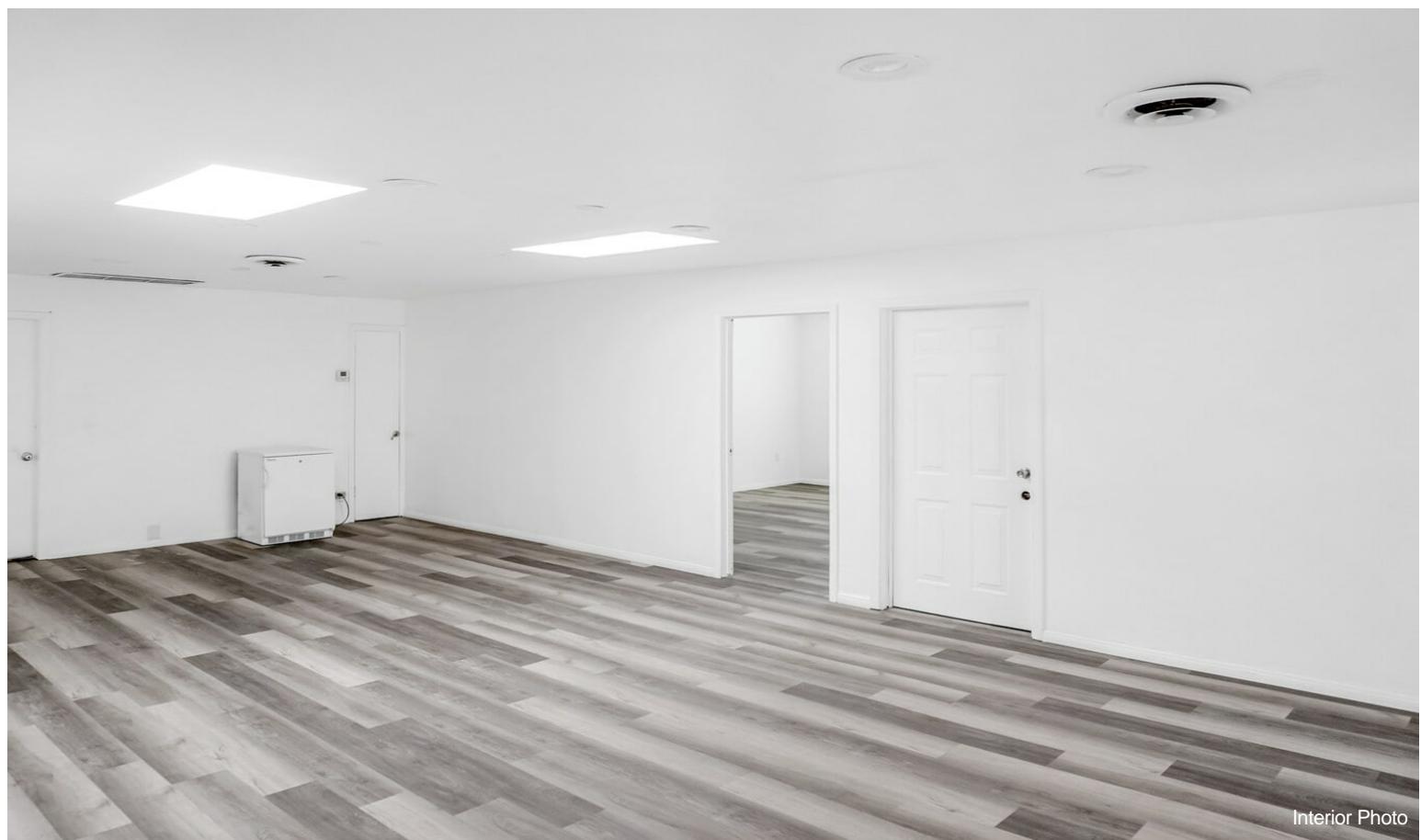
Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo