

MULTI-TENANT COMMERCIAL



 $\pm 10,000$ sqft two story commercial building zoned Old Town Specific Plan within the Mixed-Use Retail District which provides for neighborhood commercial and residential mixed-use development. Retail uses are required along the ground-floor frontage of 7th Street and D Street. Office and/or residential uses are allowed behind or above as part of a Development Plan, incorporating horizontal mixed use to the extent feasible. Specialty retail uses that promote Old Town's historic Route 66 heritage are strongly encouraged. Currently the building has one first floor vacancy of ± 900 – the other two first floor suites are leased month-to-month. One tenant leases the entire 2nd Floor and is month-to-month as well. Current gross annual income is \$38,400.

RYAN TRAVIS

For Sale

±10,000 Sqft Building

APN: 0478-105-17

760.983.2594 • RTravis@Kurschgroup.com BRE #01358790 Corporate BRE # 01896143 **OFFERING**

12180 Ridgecrest Rd, Suite 232, Victorville, CA 92395 760.983.2383 • Contact@kurschgroup.com • Kurschgroup.com

ASKING PRICE

\$650,000

This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, epressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.









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