

43136 Rancho Way, Temecula, 92590

Over 6.5% Cap w/new tax

Fantastic Purchase Opportunity



- Each suite with multiple offices and complete HVAC, Common area tastefully done
- Cap rate 6.55% at end of year 2024 w/new prop. taxes, Cap rate currently 6%, built in increases
- Fantastic Improvements, Wood Flooring, Tile, Granite Countertops, Upgraded Carpet
- Easy Freeway Access Ran Cal, Winchester & 79 South; Across Street Brand new Telsa Dealership
- Large over 24,000 sf rentable yard w/2 commercial gate entries, overhang, power/water distributed

AVAILABLE FOR SALE AT \$2,275,000

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