

FOR SALE

RE/MAX®

COMMERCIAL



NNN LEASE

37140 25th St. E. PALMDALE, CA 93550

Offered At: 2,258,000

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RE/MAX OF VALENCIA

25129 The Old Rd., #114 Santa Clarita, CA 91321 * Tel: 310.880.888 * www.SoCalPowerHouse.Com * Sean@SoCalPowerHouse.com * BRE# 01267316

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INVESTMENT SUMMARY



PROPERTY HIGHLIGHTS

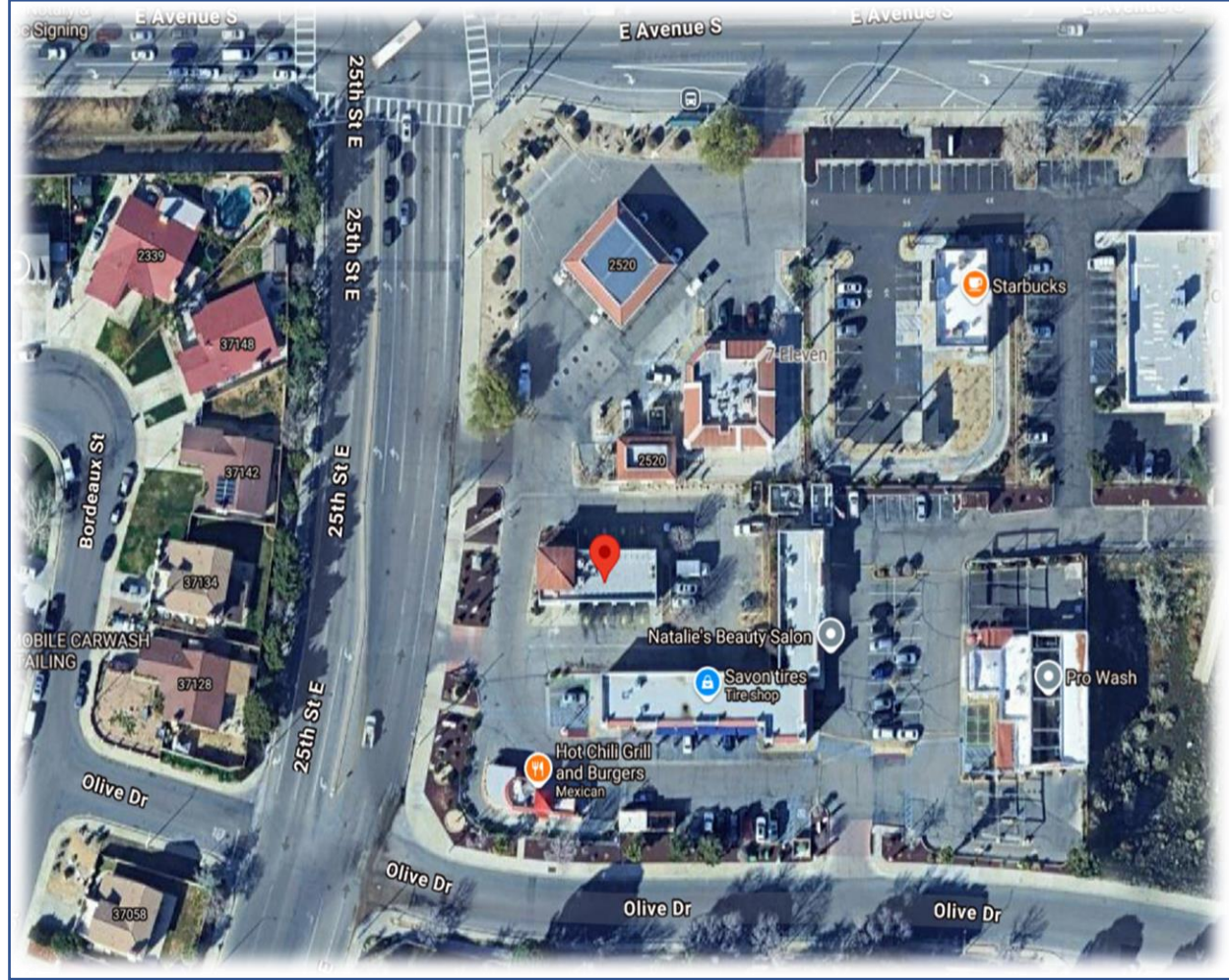
RE/MAX of Valencia is pleased to present an excellent investment opportunity in Palmdale, CA. Located on the corner of E. Ave. S. & 25th St. E., The subject property consists of a 20,566 SF Lot size and 2,400 SF building, with excellent exposure along 25th St. The property lends itself ideally to a corner property with exceptional visibility with long-term National Tenant. **Jiffy Lube Center tenant will sign a brand-new lease for 10 years with a two (2) five-year option prior to the close of escrow.** Easy access, free-standing, drive-through building with excellent visibility. Great 1031 exchange investment for your picky investors. NNN Investment and Tenant pays all expenses.

OFFERING SUMMARY

Sale Price:	\$2,258,000
Topography:	All Flat.
Total Land Area: 20,566 sq. ft.	Total Building Area: 2,400
Zoning: PDSP	Year Built: 2003



LOCATION PHOTOS AND AERIAL MAP



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