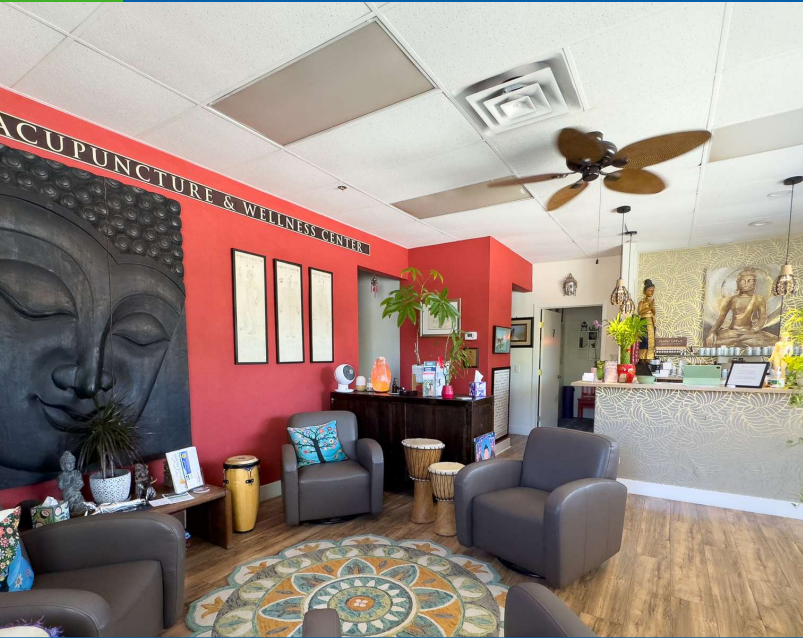


OFFICE CONDO FOR SALE

\$580,000 (\$297 PSF)



PALM DESERT, CA 92211

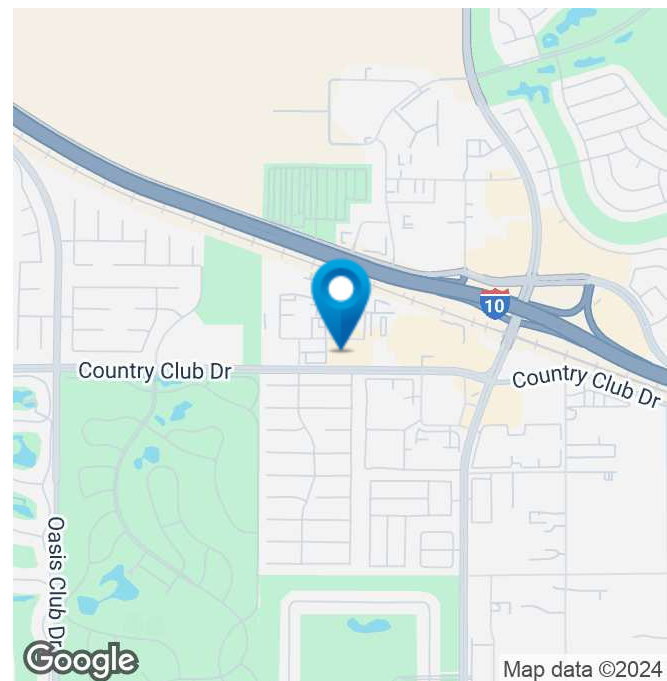
77682 COUNTRY CLUB DR STE G & G2

LOCATION DESCRIPTION

Situated within the prestigious Country Club Business Park in Palm Desert, CA, this office condo offers an ideal location for a variety of businesses, including retail, office, food and beverage, health and wellness, and professional services. Centrally located in the heart of the Coachella Valley, it provides a seamless blend of business and leisure. With convenient access to Interstate 10, just one mile away, this prime location ensures easy connectivity for both clients and employees.

PROPERTY DESCRIPTION

A fully furnished 1,951 SF office condo, currently operating as an acupuncturist/chiropractic clinic. This turnkey corner unit offers 8 rooms, 2 bathrooms, a kitchenette, and dual entrances for added convenience. The space features beautiful wood flooring and freshly painted walls and ceilings, creating a clean and welcoming environment. Ideal for medical or professional office use, this space is move-in ready and positioned for success.



Arley Ryan

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COLDWELL BANKER COMMERCIAL
 LYLE & ASSOCIATES, LP
 78000 FRED WARING DRIVE | SUITE 200
 PALM DESERT, CA 92211
 760-772-6400

PALM DESERT, CA 92211

77682 COUNTRY CLUB DR STE G & G2



OFFERING SUMMARY

Sale Price:	\$580,000
Available SF:	1,951
Lot Size:	1,037 SF
Year Built:	1991
Building Size:	1,951 SF
Zoning:	IP
Price / SF:	\$297.28

PROPERTY HIGHLIGHTS

- - 1,951 SF Well-Maintained Office Condo
- - Zoned IP for versatile use
- - Prime location in Palm Desert
- - Ideal for owner/user
- - Well-suited for professional services
- - Ample parking for tenant and visitors
- - Updated and modern interior features
- - High visibility on Country Club Dr
- - Surrounded by established businesses
- - Proximity to major transportation routes

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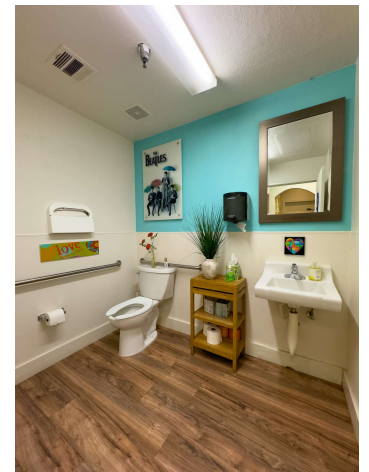
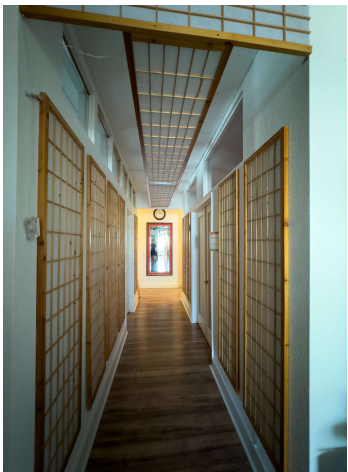
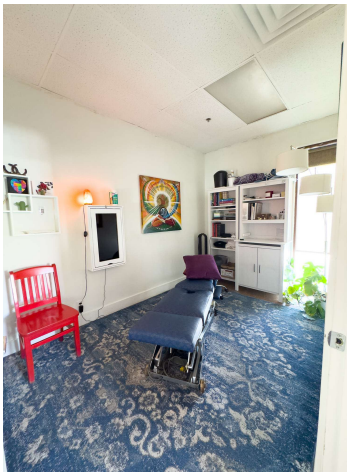
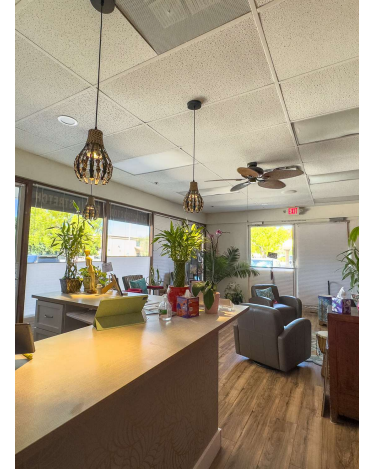
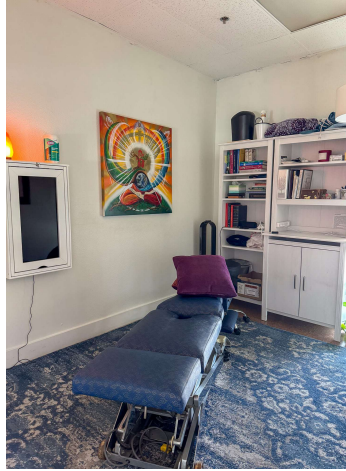
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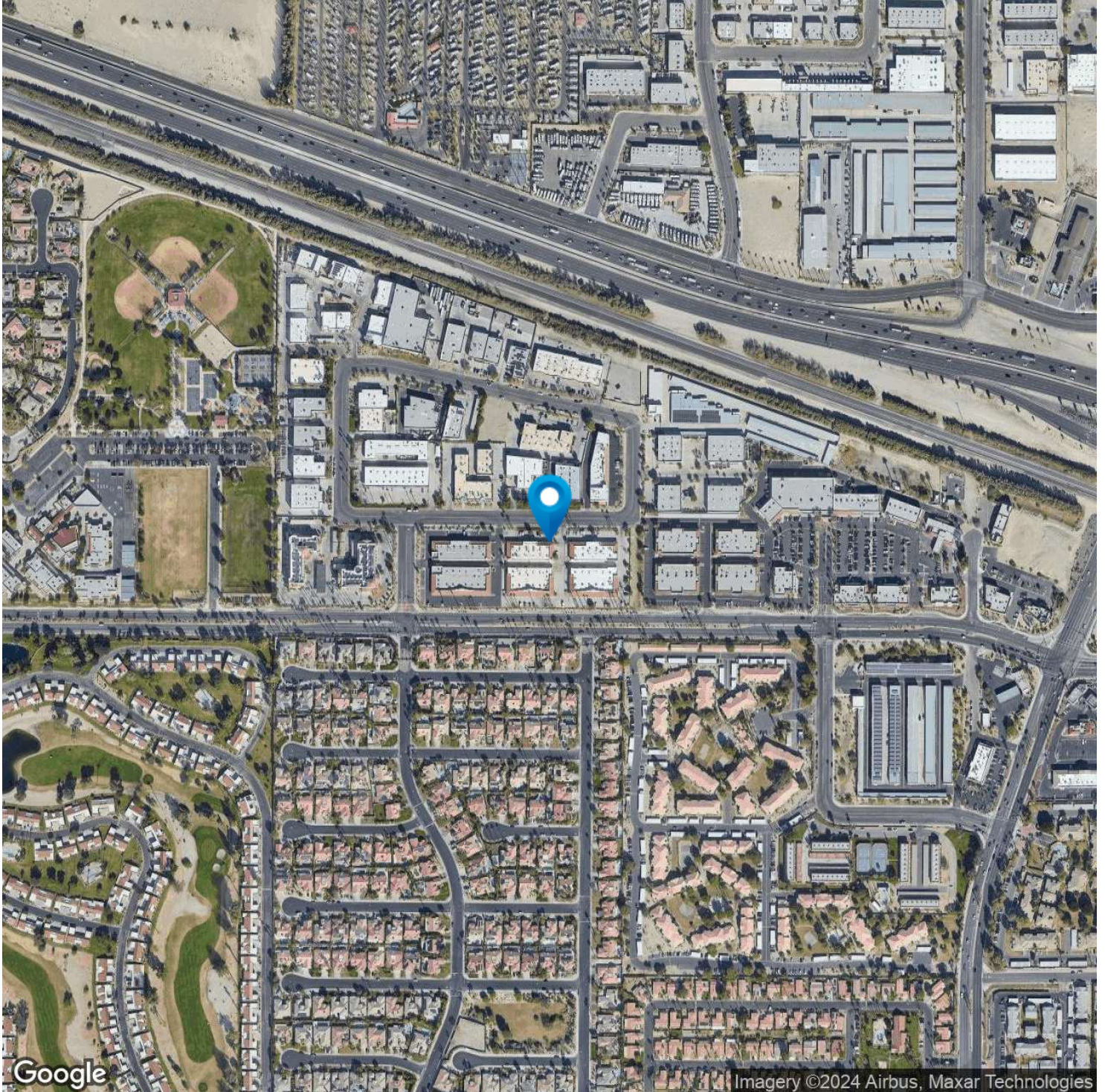
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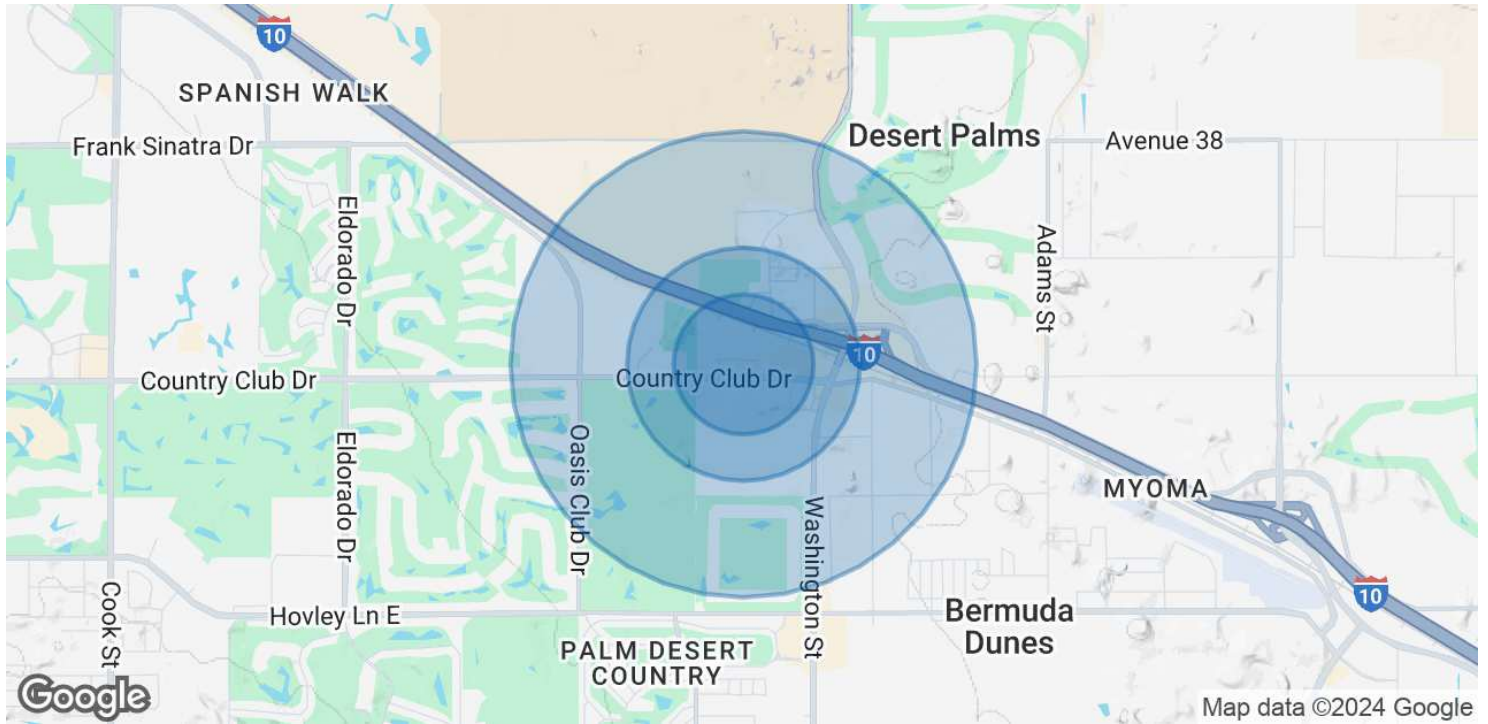
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	963	2,271	6,338
Average Age	42	43	50
Average Age (Male)	40	41	49
Average Age (Female)	43	44	51
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	407	978	2,997
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$102,874	\$104,676	\$110,532
Average House Value	\$711,414	\$708,283	\$702,550

Demographics data derived from AlphaMap

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