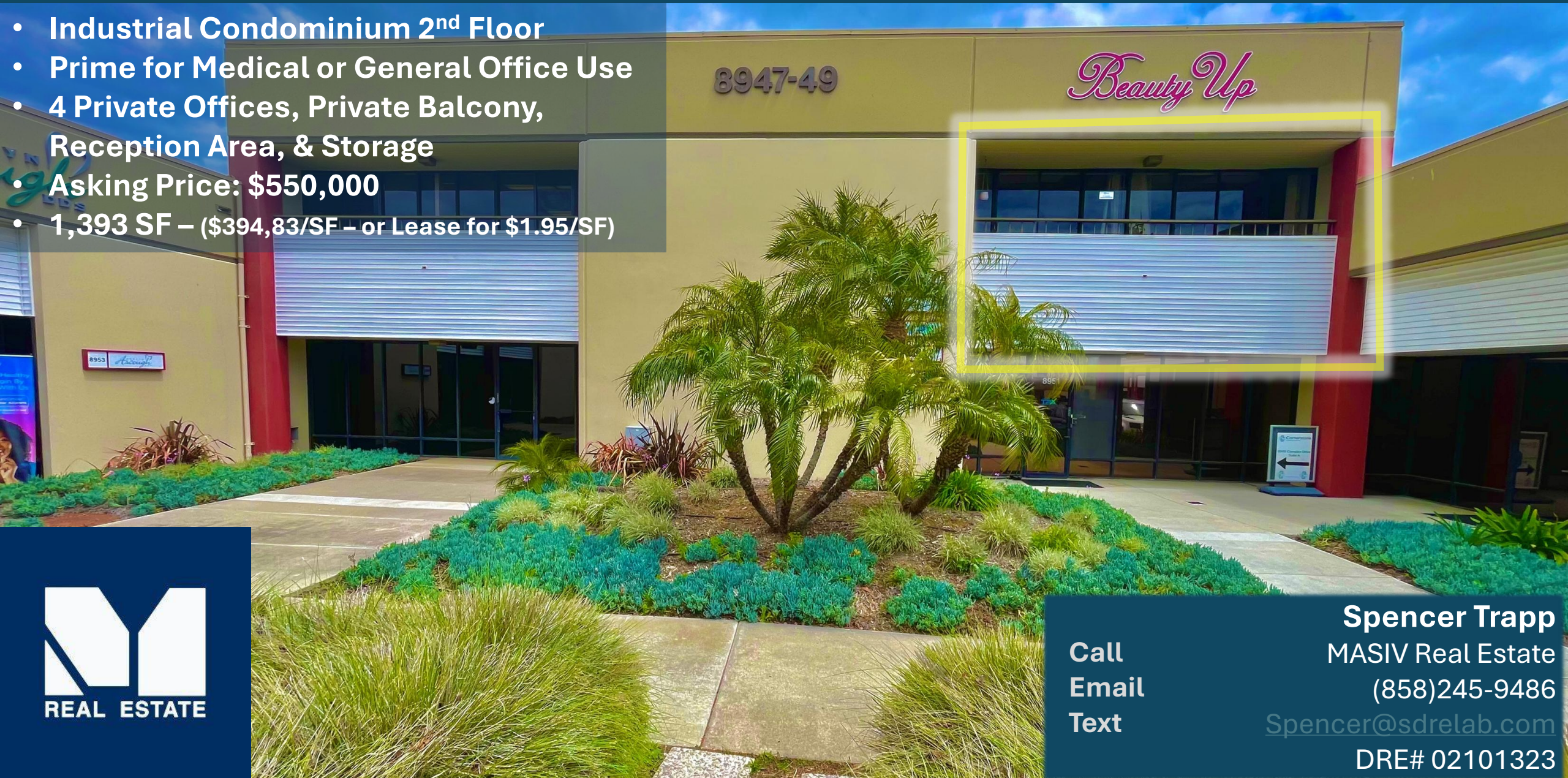


FOR SALE or LEASE

8947 Complex Dr. Ste A
KEARNY MESA – Central San Diego

Office Condo

- Industrial Condominium 2nd Floor
- Prime for Medical or General Office Use
- 4 Private Offices, Private Balcony, Reception Area, & Storage
- Asking Price: \$550,000
- 1,393 SF – (\$394,83/SF – or Lease for \$1.95/SF)



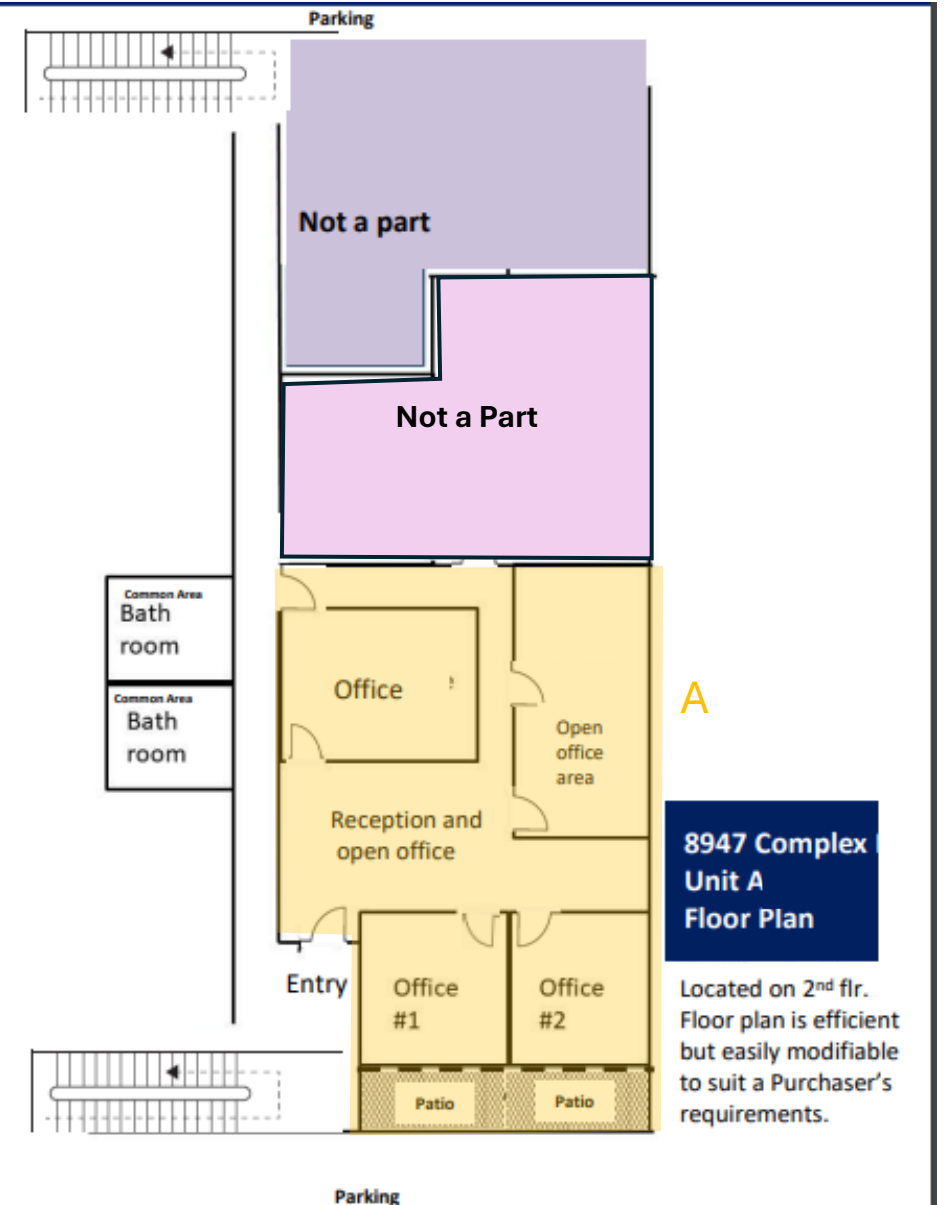
Call
Email
Text

Spencer Trapp
MASIV Real Estate
(858)245-9486

Spencer@sdrelab.com

DRE# 02101323

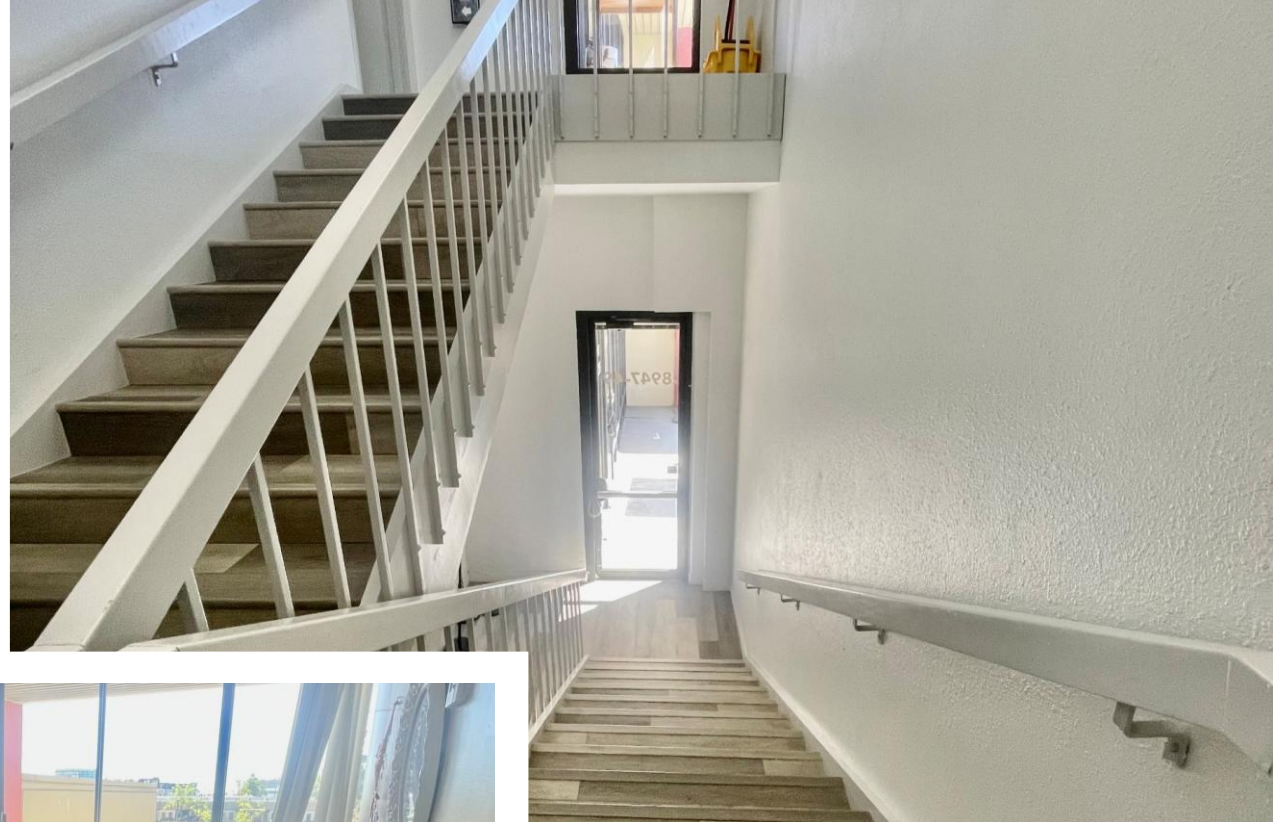
- Offered for Purchase at **\$550,000** (\$394.83/SF)
 - Ste A = 1,393 SF Consisting of Four (4) private offices, reception, storage room, and private patio space
 - Also offered for Lease at **\$1.95 - 2.25/SF**
 - Gross + Electricity
- Suite A has dual **balconies** new floors, sliding doors, and clean and functional buildout
- Ideal for an Owner/User – Plug and Play for Medical Office, **Aesthetics**, Med Spa, Chiropractic care, etc..
- Nearby Delis, Restaurants, Retail, and a robust pool of business activity in the vicinity





**CALL or TEXT to schedule a tour
(858)245-9486**





- HOA dues includes roof maintenance / replacement, exterior maintenance, water / sewer, trash, landscaping, parking lot maintenance / repair, and master insurance policy
 - **Please note HOA dues are subject to change annually based on the KMCOA budget.
- Attractive second floor office condominiums with good natural light, common area restrooms
- Upgraded common area restrooms and hallways
- Separate package unit / HVAC
- Heavy fiber / multiple carriers to the building
- IL-2-1 Zoning (Medical allowed)
- Parking ratio approximately $\pm 2.7/1,000$ SF





Kearny Villa Rd.

Municipal Court House

COMPLEX

8947 Complex Drive, Unit A

Approximately 1,393 SF
Offered at \$550,000

CLAIREMONT MESA BLVD.



Spice House Café
*Breakfast
*Lunch
*Dinner

Kearny Villa Rd.

Kearny Villa Way

COMPLEX DRIVE

Pepper's Gourmet Deli/Catering

8909-

8969-8971 Complex

8959-8961 Complex

8915-8925 Complex

8947 Ste A
Subject Property

8943-8951 Complex

UNIT 4-98
8947 A
1,393 RSF

