

Commercial Center

Commercial Building For Sale



COLDWELL BANKER
COMMERCIAL
VALLEY REALTY



340 East Avenue I, Lancaster, CA

Coldwell Banker Commercial Valley Realty is pleased to present this Commercial/Office Complex that is located in a State **“Opportunity Zone”** where valuable tax incentives are available! <https://opzones.ca.gov/>. The project offers over 27,000sf that is currently demised into 3-2,600+/- sf units, a 10,400+/- sf former adult daycare unit and another 10,400+/- sf former VA Medical clinic unit. This former VA Medical space offers a turnkey, plug and play medical clinic buildout that includes a large open waiting room, lab, X-ray room, break room and so much more! This offering also includes about 1.5 acres of unimproved area in the back of the project that is available for future expansion or supplemental uses! Priced below replacement costs and with over half the building currently unoccupied, this is a great opportunity for an owner/user to occupy a portion of the building while having the ability to generate rental income pay for their future expansion space until needed!

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OWNER/USER OR
INVESTMENT OPPORTUNITY

PROPERTY DESCRIPTION:

Price:	\$2,800,000 (\$101/sf)
Building Size:	27,592+/- sf
Type:	Commercial/Office
Units:	5
Construction:	CTU
Fire Sprinklers:	Yes
Power:	2,000 amps 208/120v/3phs/4W
GL Doors:	2 (numerous "knock outs" to add additional doors)
Parking:	5.35/1,000
Ceiling Height	Up to 19'
Year Built:	1988
Lot Size:	4.37+/- acres
Zoning:	C (General Commercial)



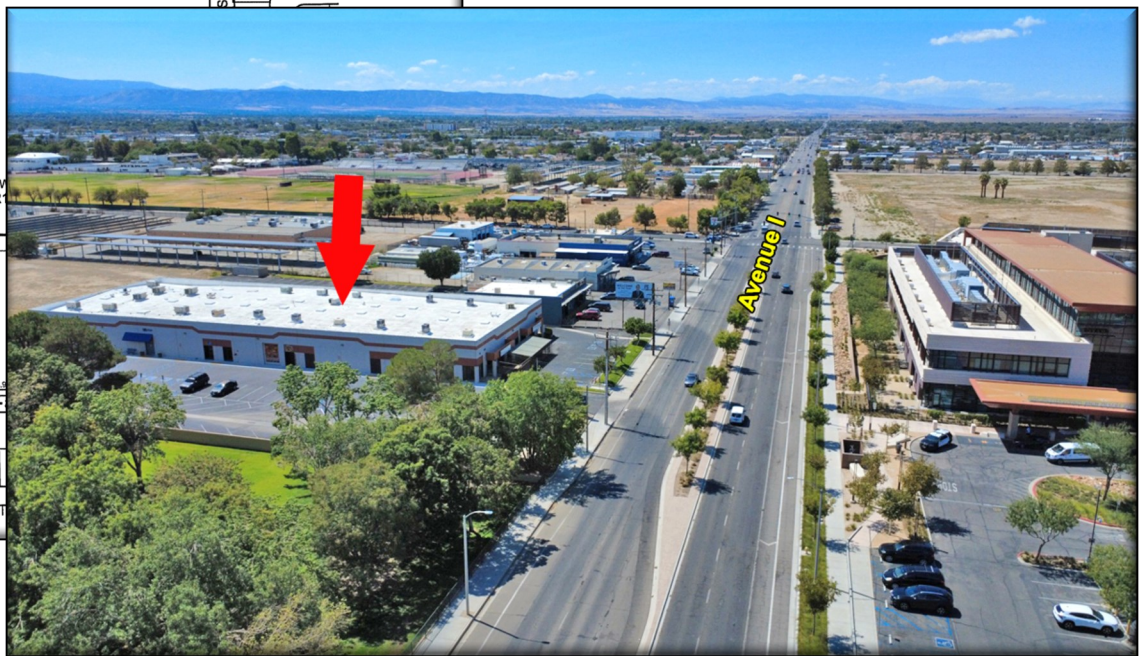
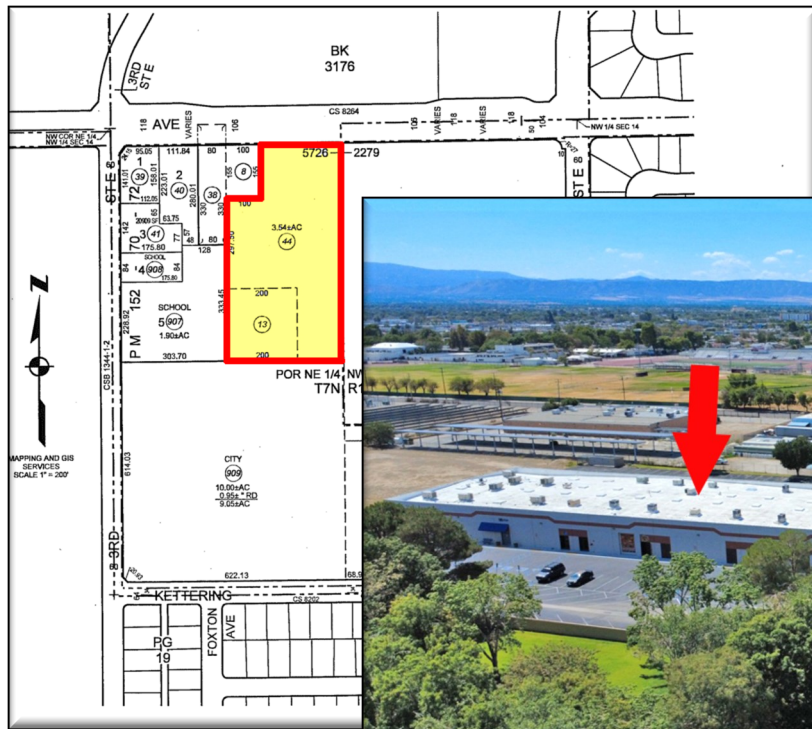
This versatile property features ample parking and approximately 1.5± acres of unimproved area for future expansion. The site includes a former medical clinic, offering a "plug and play" medical space in the south wing, totaling some 10,400+/- square feet! Currently, the property is configured with this clinic, three 2,600± square foot suites, and a 10,400± square foot former Adult Day Care suite at the north end. This property is zoned C (General Commercial) and offers more than 200 feet of frontage along Avenue I, which boasts an ADT of 21,400 vehicles! The project lies within a State **"Opportunity Zone"** where tax deferral or elimination opportunities are available! <https://opzones.ca.gov/>.

LOCATION:

The property is located about three miles east of the A.V. Freeway (Hwy #14) adjacent to Lancaster's "Eastside Park" and directly across the street from the "High Desert Regional Health Care" facility, L.A. County's 142,000 sf complex that opened in 2014.

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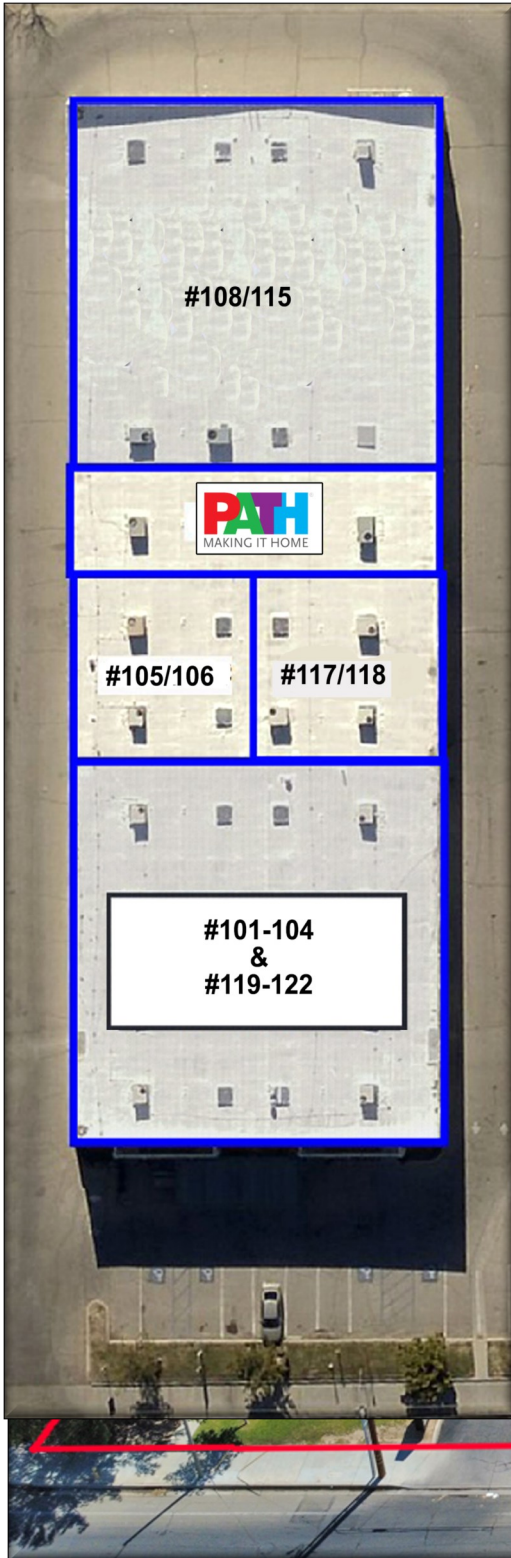


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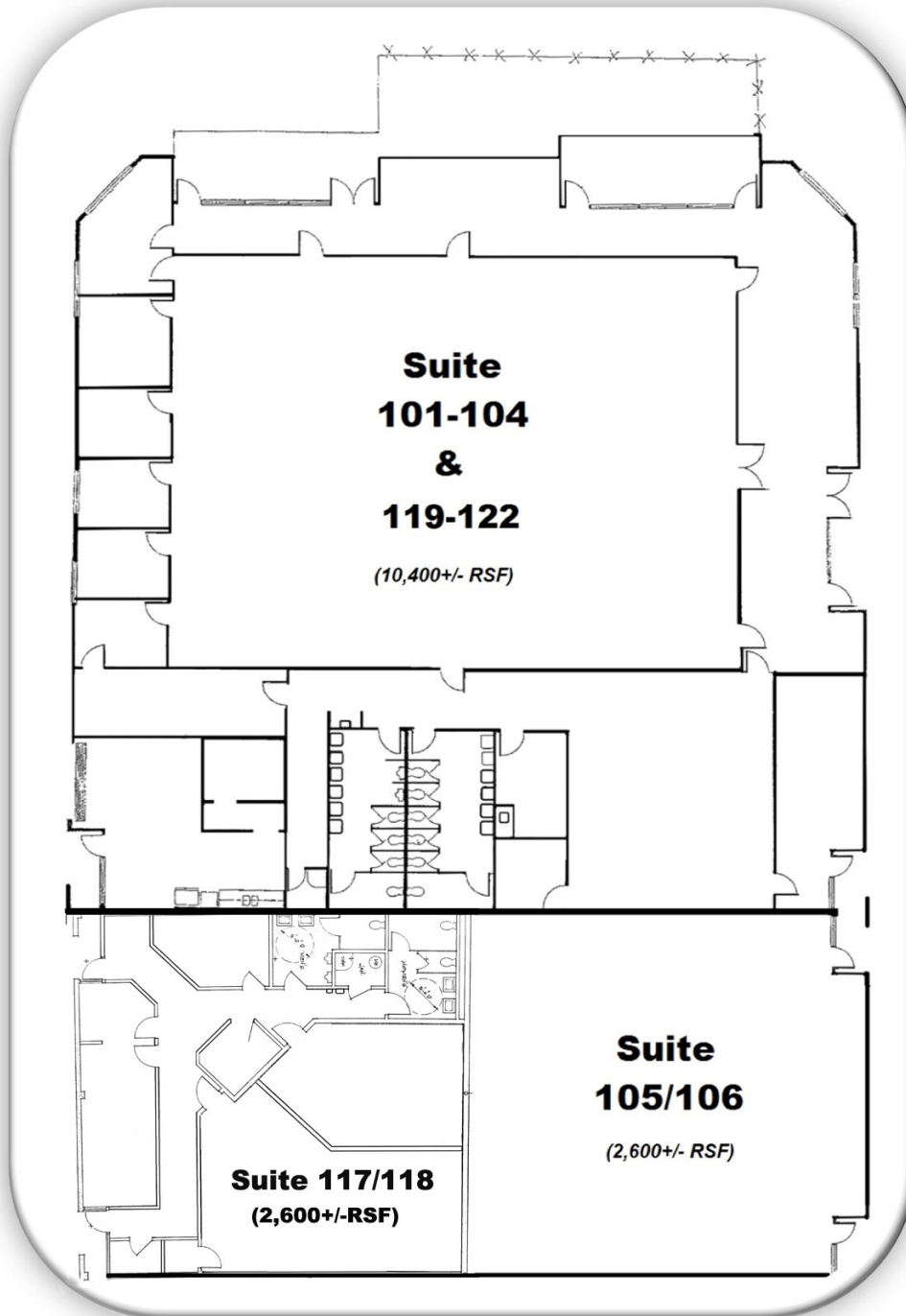


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Floor Plans



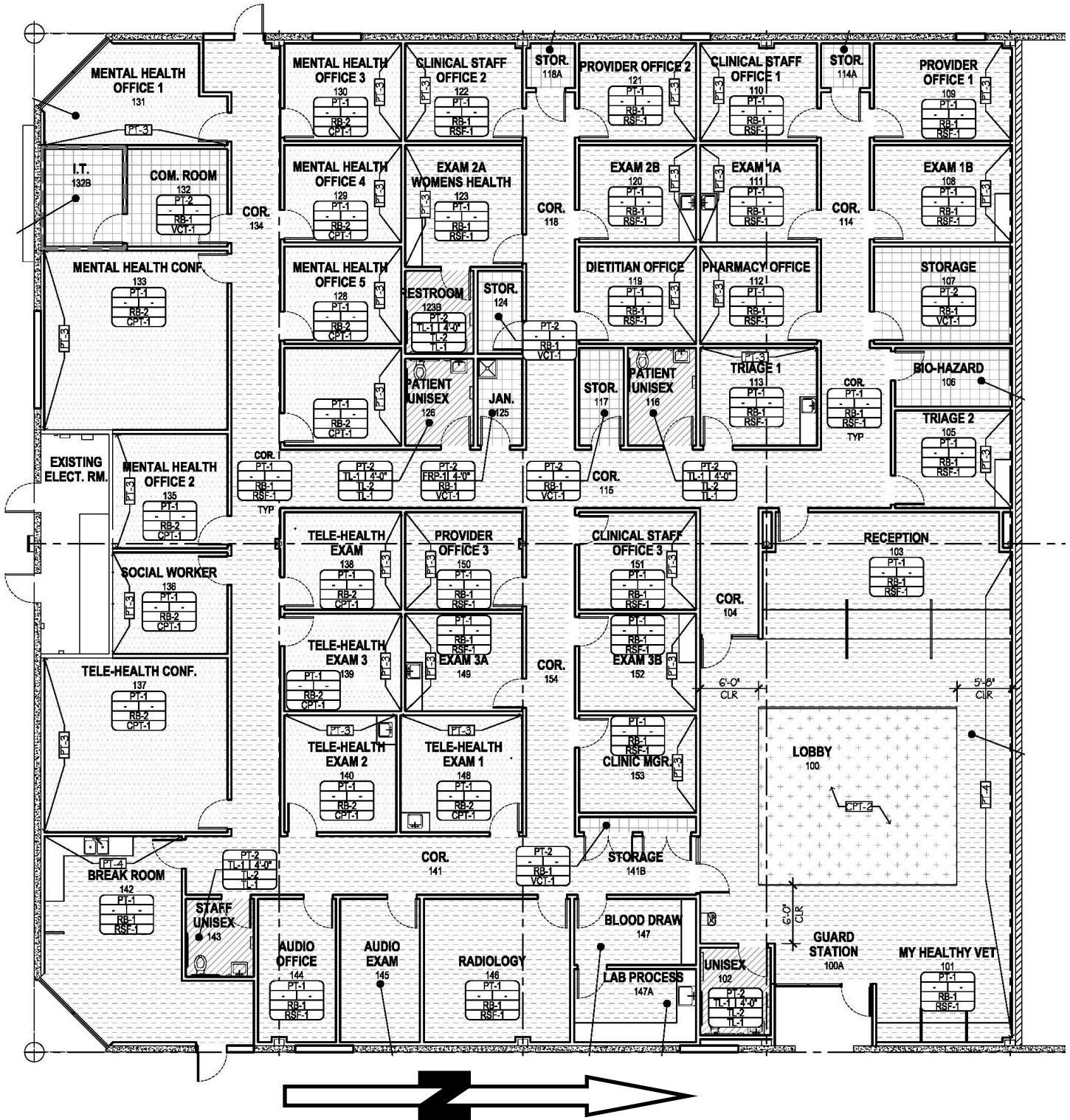
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Floor Plans

Medical Clinic (Units 108-115)



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CONFIDENTIALITY AND DISCLAIMER

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; or (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.