



611 Spruce Rd

611 Spruce Rd, Big Bear Lake, CA 92315



Tyler Wood

Tyler Wood Group

42153 BIG BEAR Blvd, BIG BEAR LAKE, CA 92315

whowood@gmail.com

(909) 359-2583

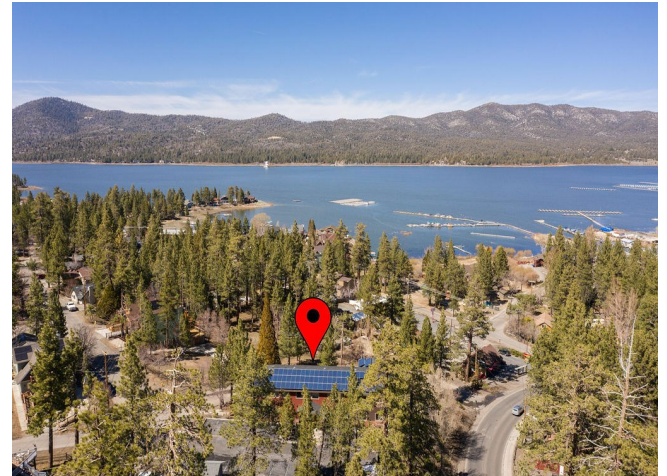


611 Spruce Rd

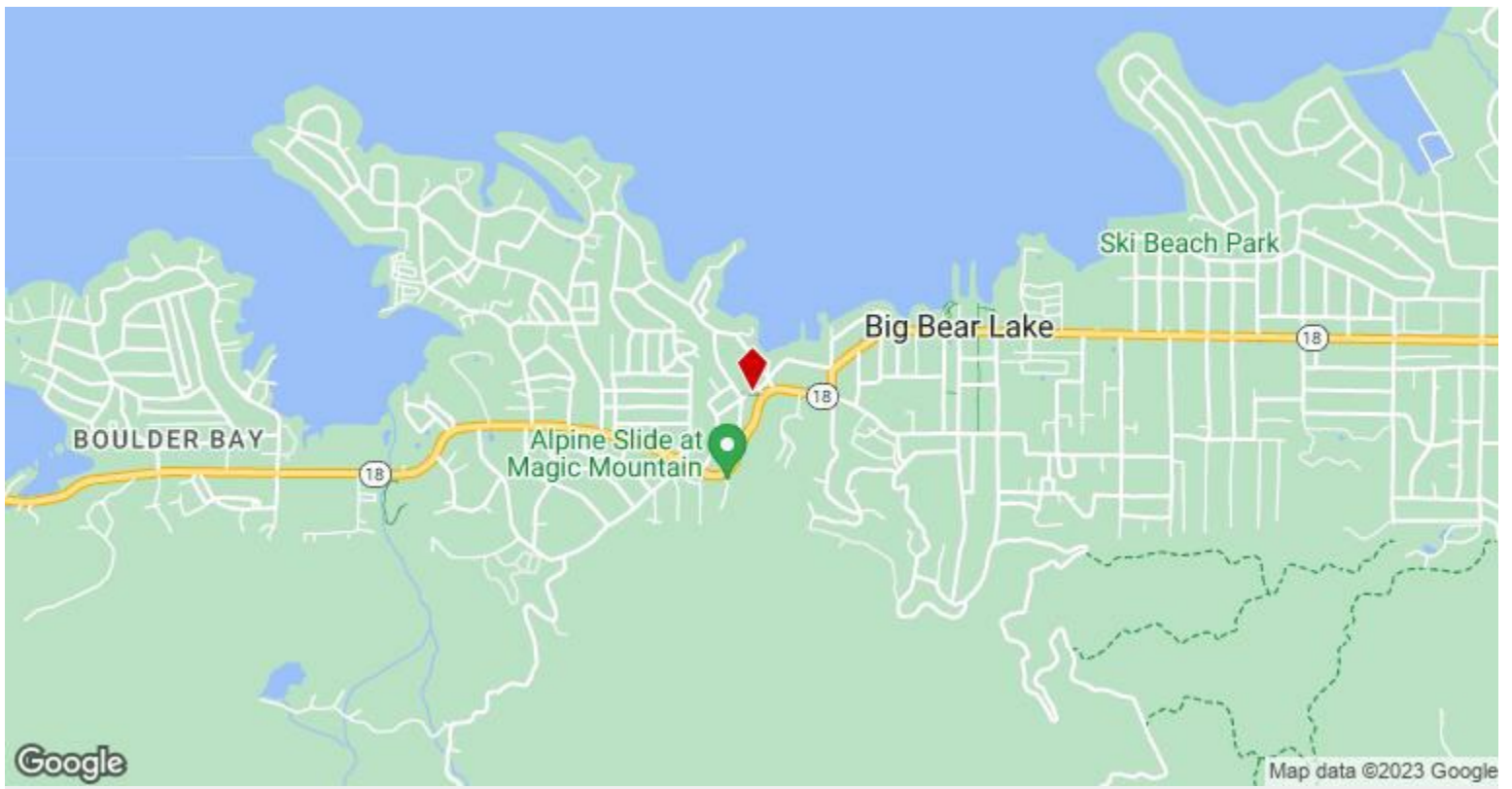
\$1,995,000

RARE COMMERCIAL PROPERTY OPPORTUNITY AND IN PRIME LOCATION! Calling all investors and entrepreneurs. Ready for your business idea to become a reality? This is it! Prime, commercial property that hasn't been on the market since circa 2000. This commercial property features 21 private offices (3 larger private offices), 7 cubicle areas and 3 - 1/2 baths, plus 1- 3/4 bath! One large conference area, with an additional spacious boardroom. Did I mention the lake views and deck? Full kitchen with laundry hookups and an additional kitchenette area on the top floor. Solar panels are owned, 6 A/C units, and a back up generator. 25+ parking spaces in the upper lot, with additional parking AND an 8 car garage in the lower lot. Walking distance to the lake, the Village,...

- Prime Big Bear Lake location
- Walking distance to lake, the Village and local restaurants
- 21 Offices, 3 - 1/2 baths, 1 -3/4 bath plus 8 car garage
- Spacious conference room and boardroom



Price:	\$1,995,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.69 AC
Rentable Building Area:	20,304 SF
Rentable Building Area:	8,485 SF
No. Stories:	3
Year Built:	1990
Tenancy:	Multiple
Parking Ratio:	2.59/1,000 SF
Zoning Description:	C2
APN / Parcel ID:	0308-074-05
Walk Score ®:	58 (Somewhat Walkable)

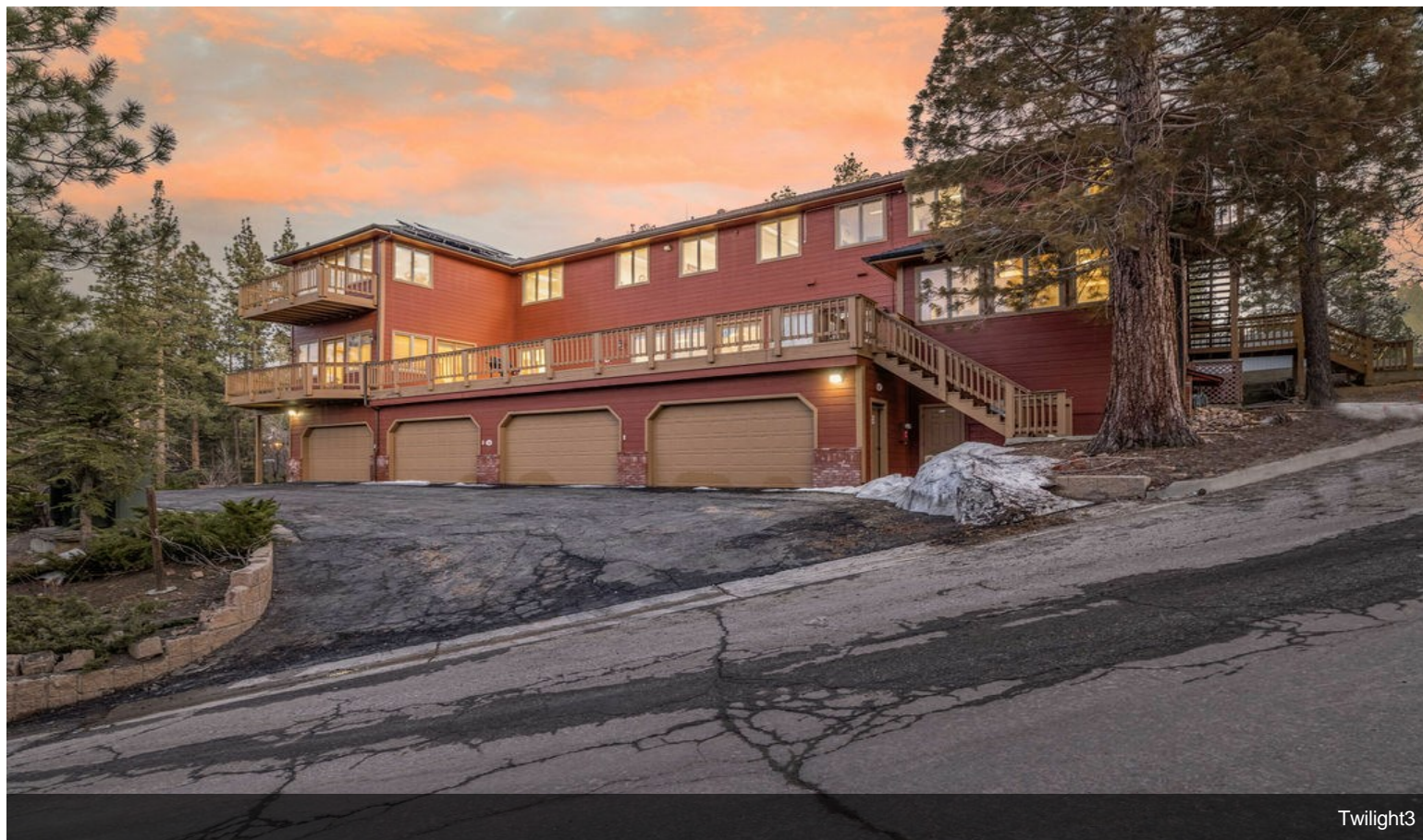


611 Spruce Rd, Big Bear Lake, CA 92315

Property Photos



Twilight4



Twilight3

Property Photos



Twilight6



Twilight7

Property Photos

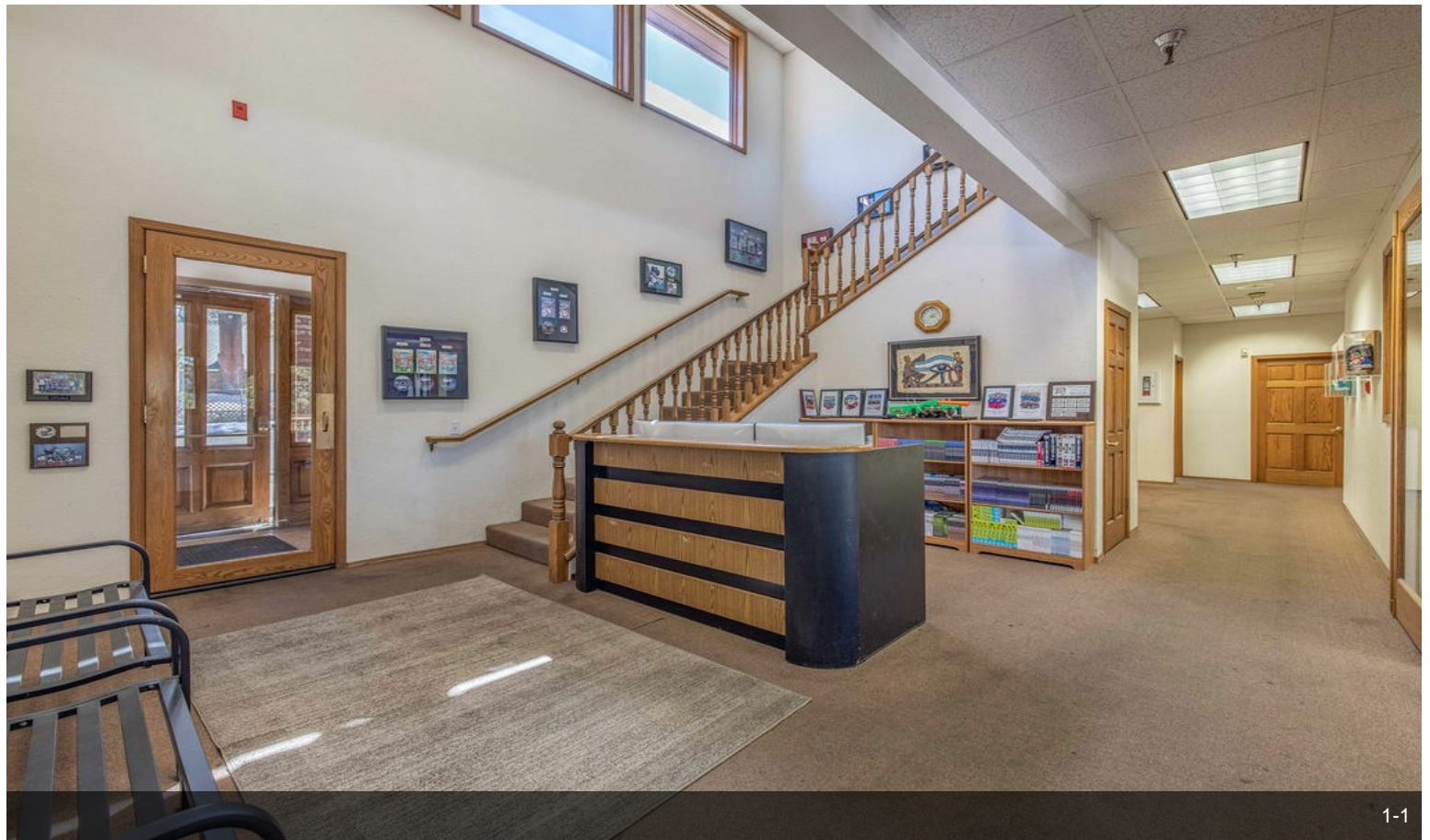


Twilight8

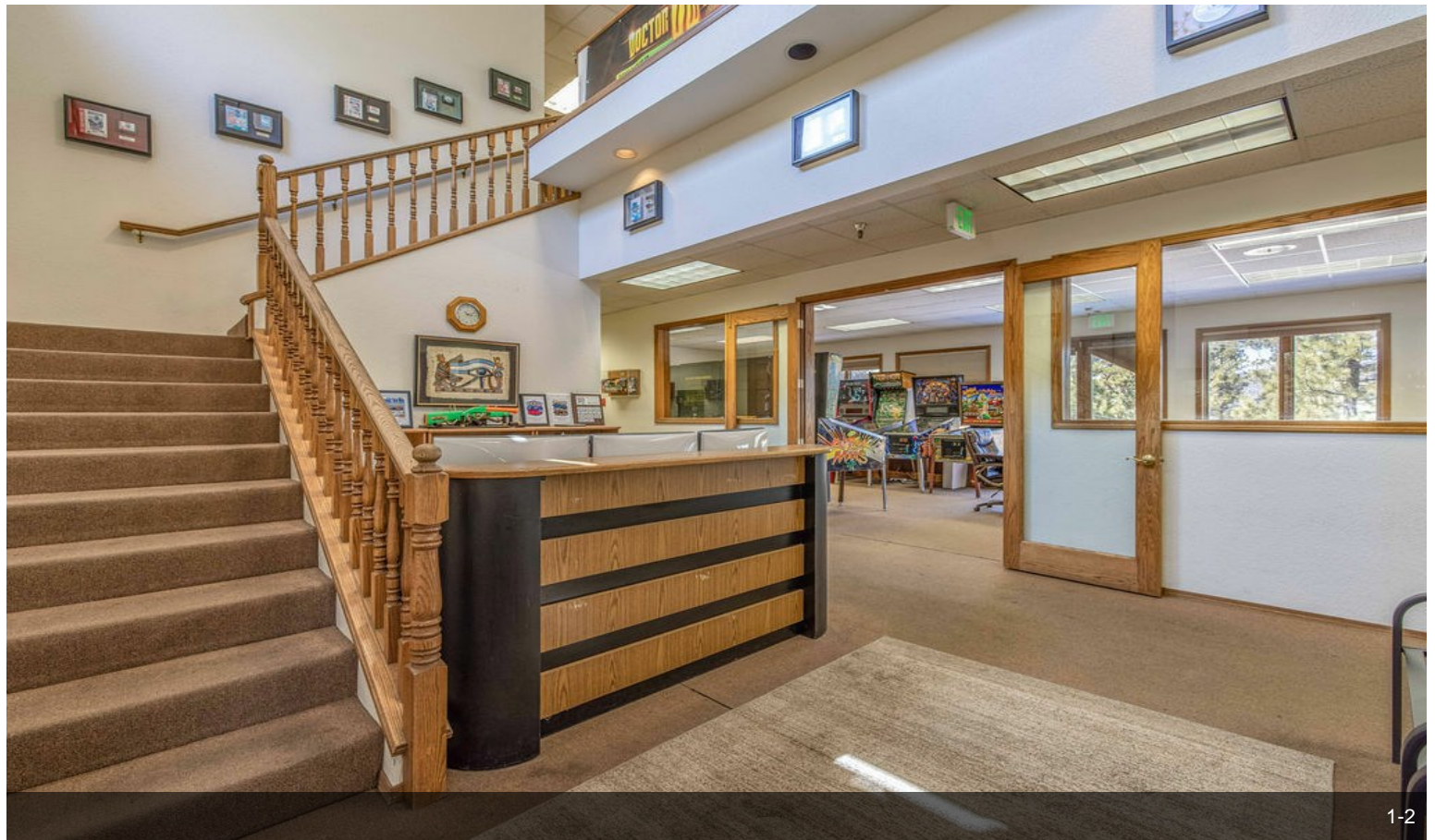


Twilight9

Property Photos



1-1



1-2

Property Photos



1-3

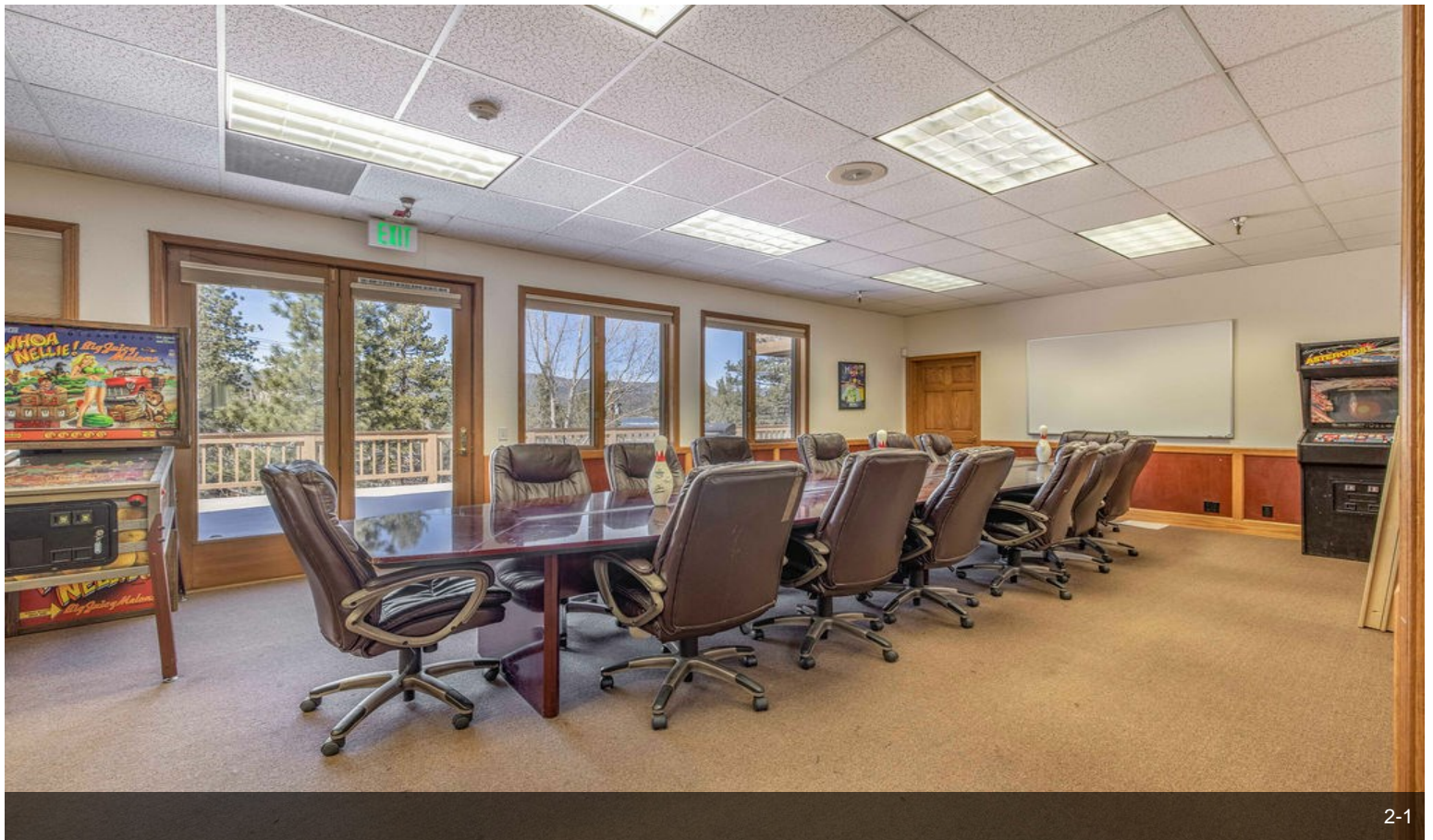


1stbathroom-1

Property Photos



1stbathroom-2



2-1

Property Photos



2-2



2-4

Property Photos



2-5

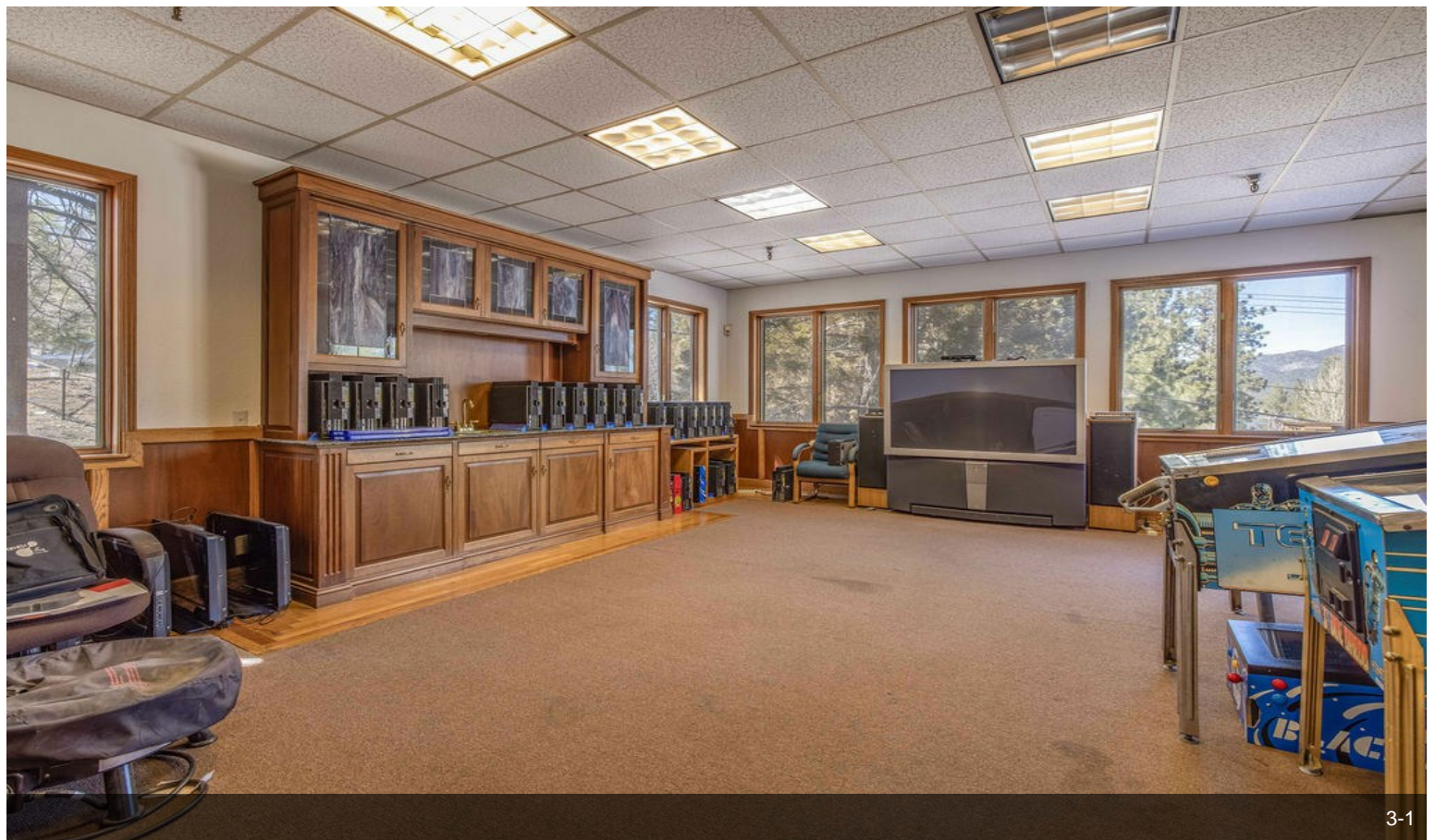


2ndbathroom-1

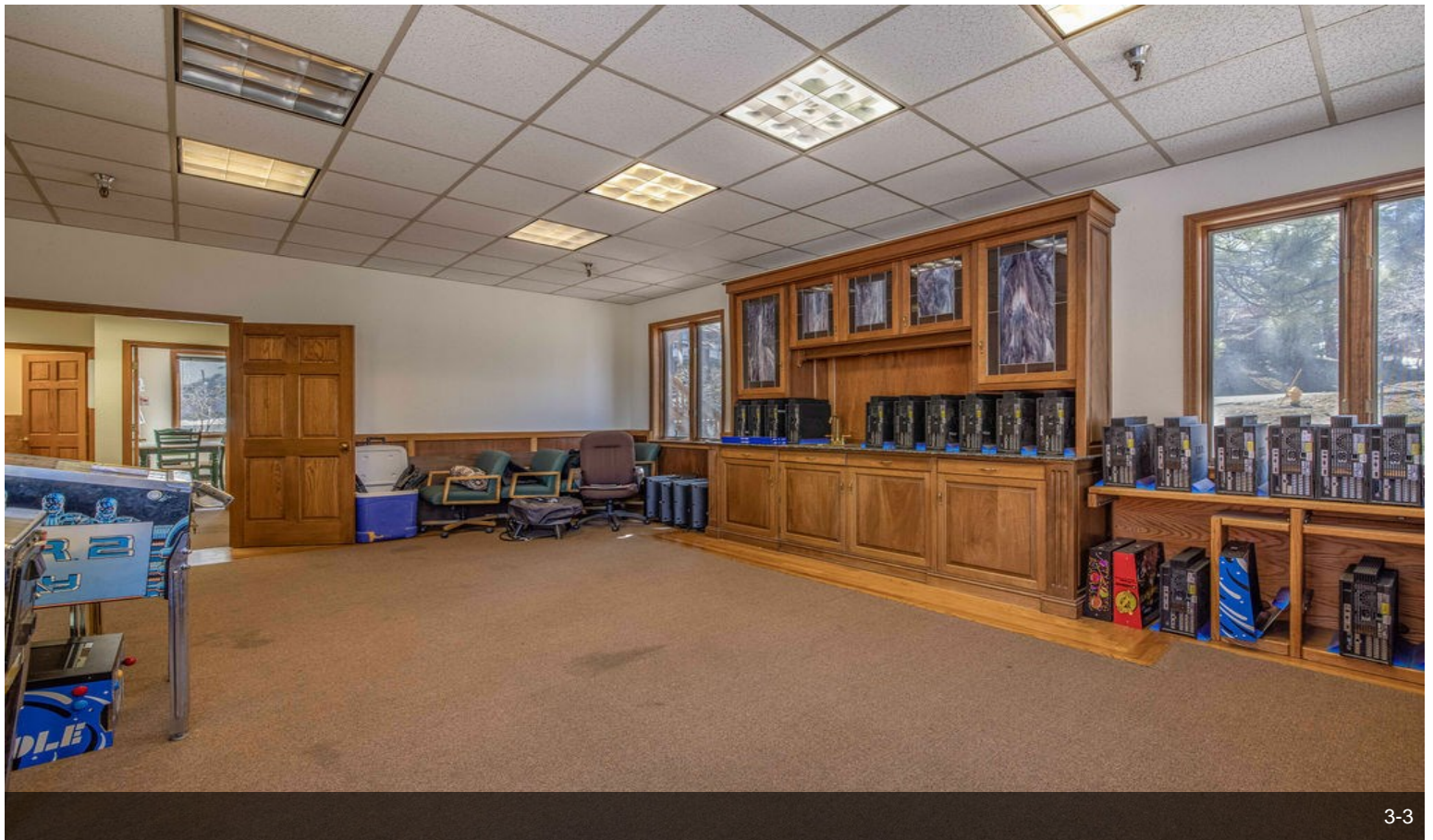
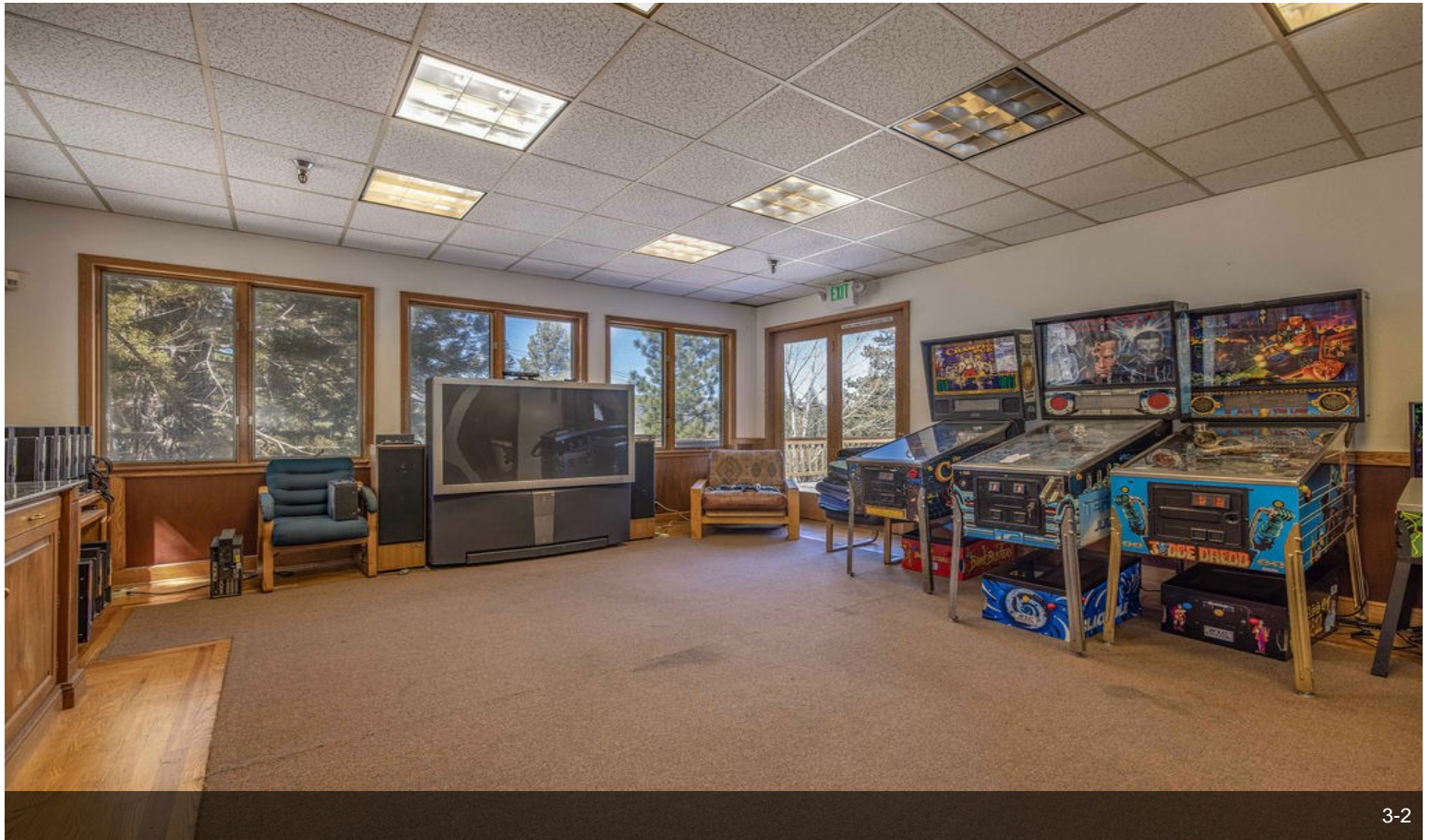
Property Photos



2ndbathroom-2



Property Photos



Property Photos



Property Photos



4-1



4-2

Property Photos



4-3



4thbathroom-1

Property Photos



4thbathroom-2

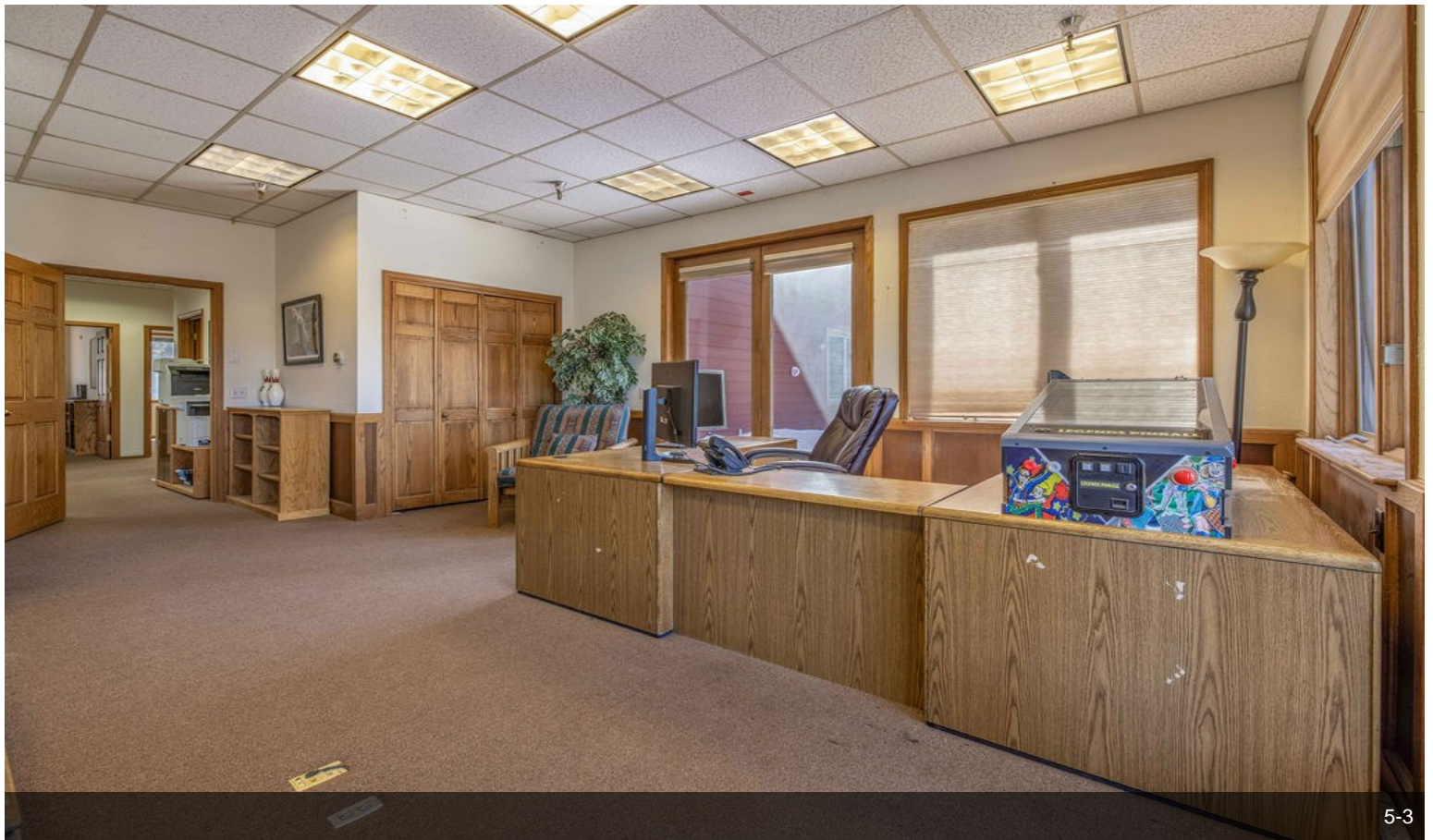


5-1

Property Photos



5-2



5-3

Property Photos



Property Photos



6-3



7-1

Property Photos

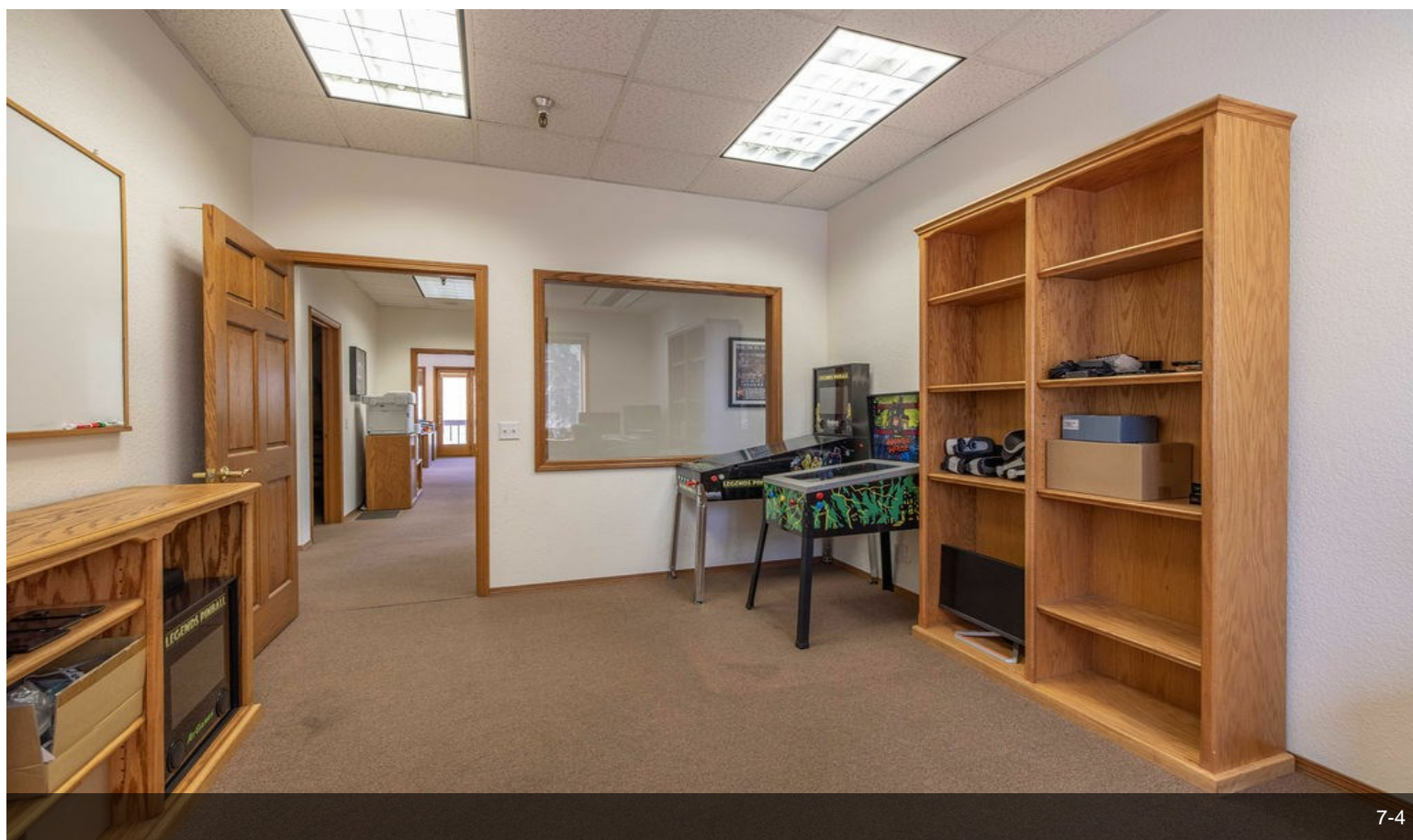


7-2



7-3

Property Photos

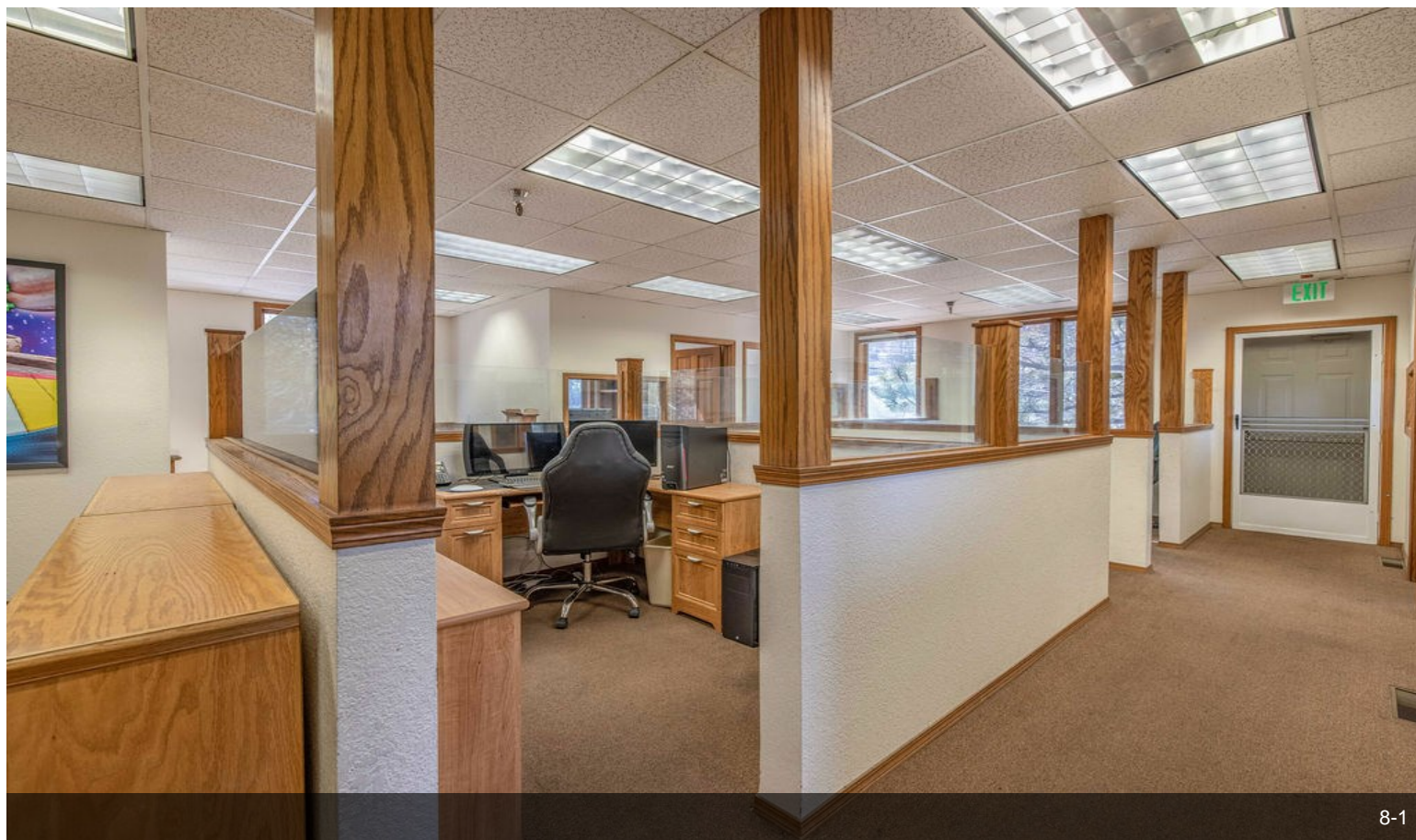


7-4



7-5

Property Photos

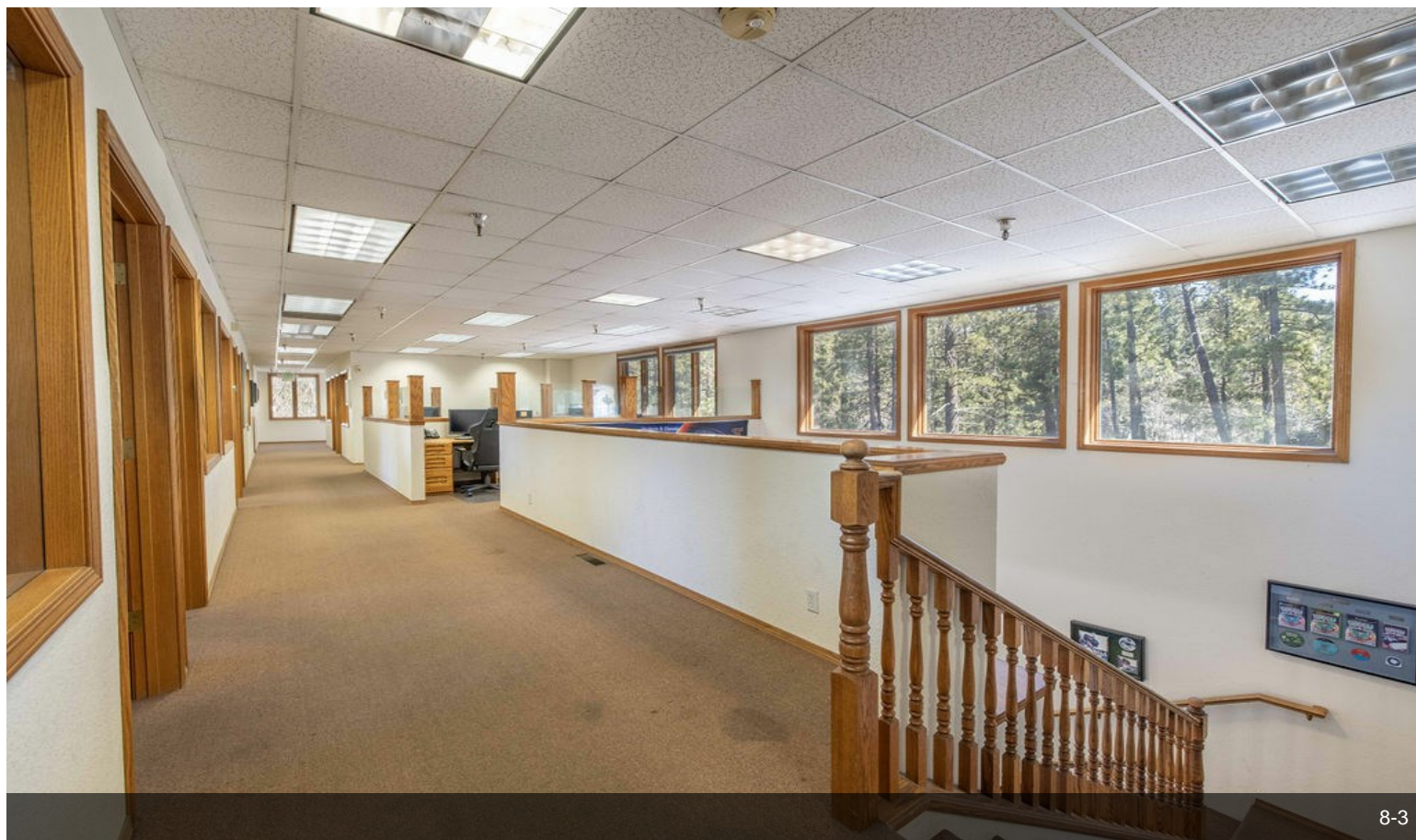


8-1

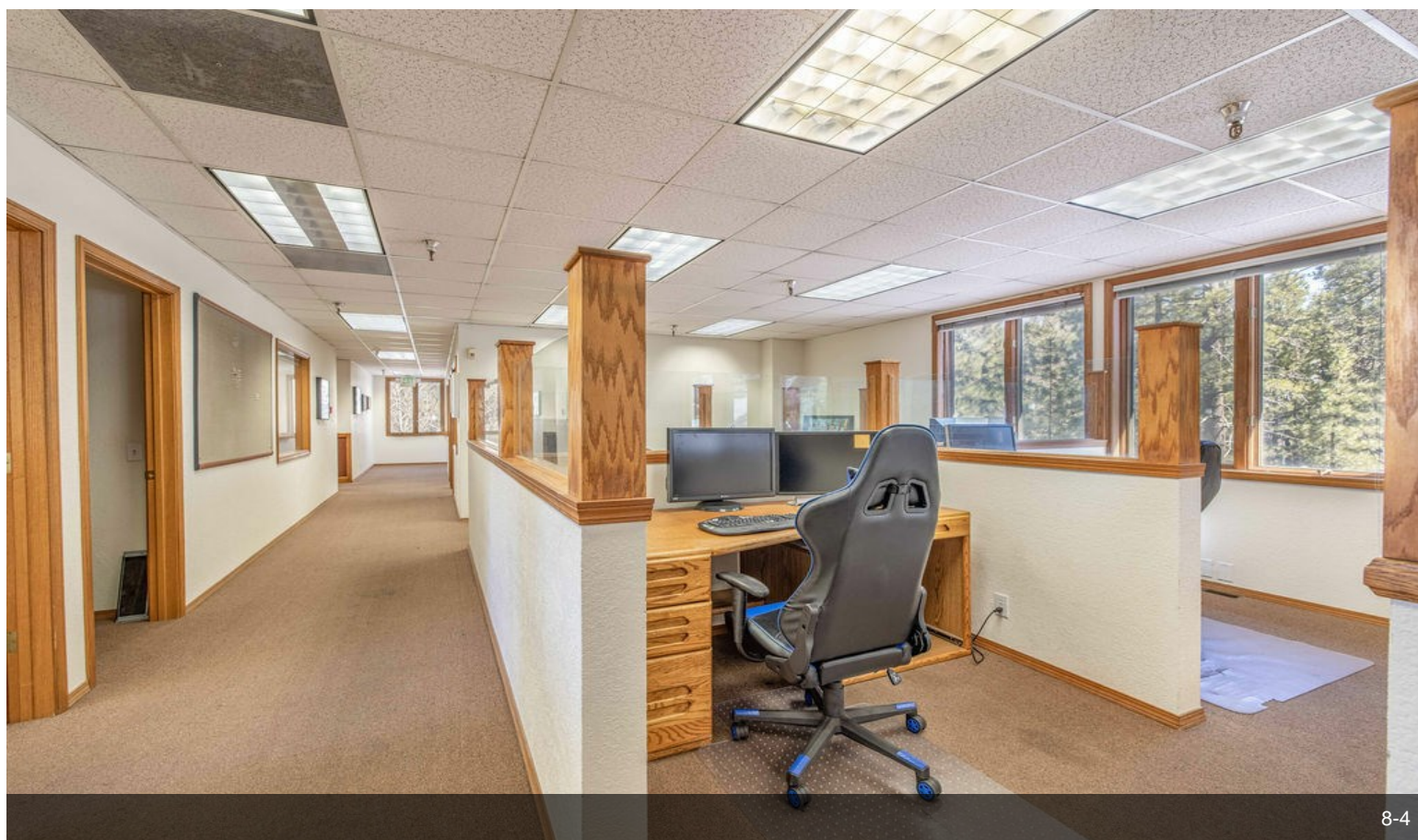


8-2

Property Photos

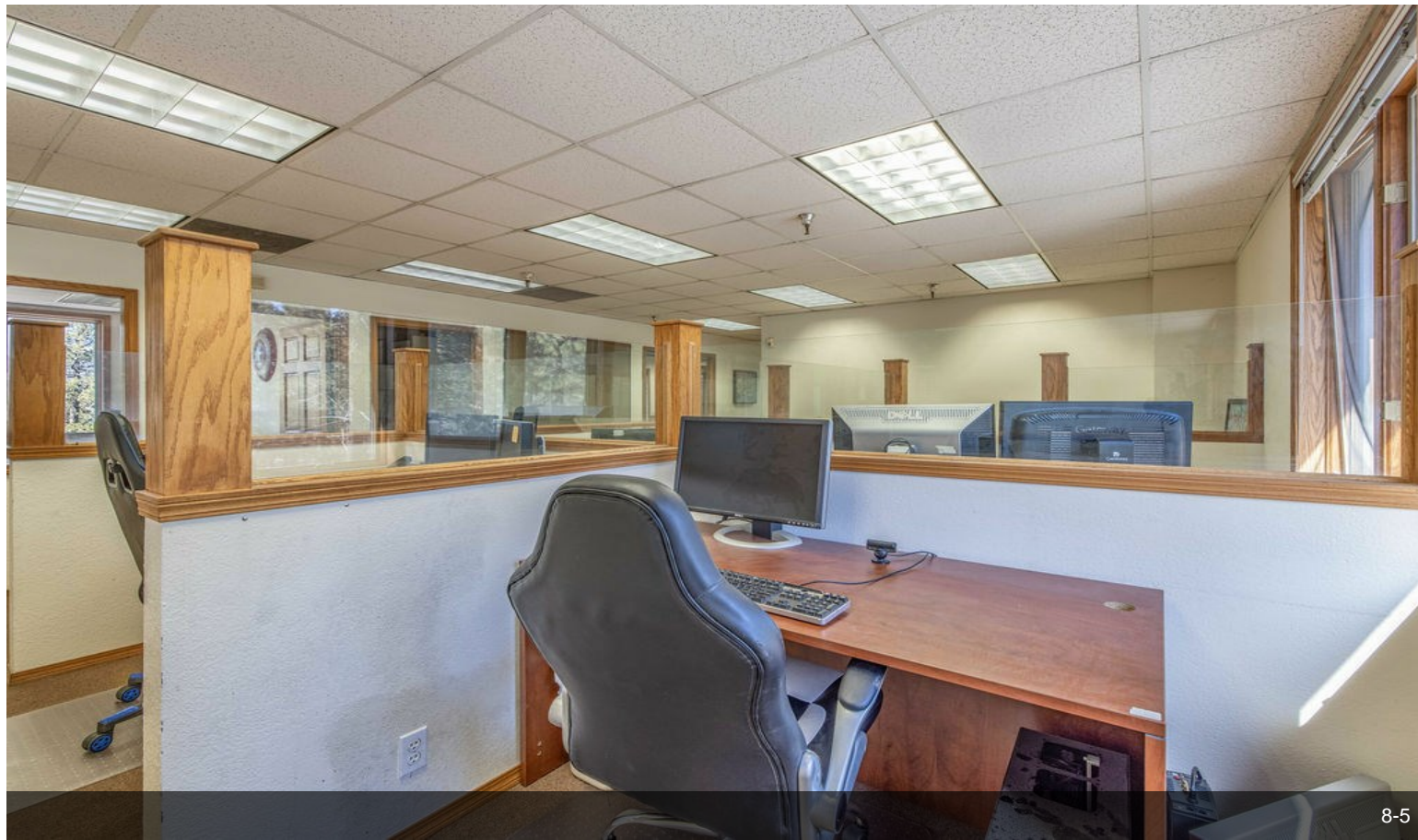


8-3



8-4

Property Photos



8-5



9-1

Property Photos



9-2



9-3

Property Photos

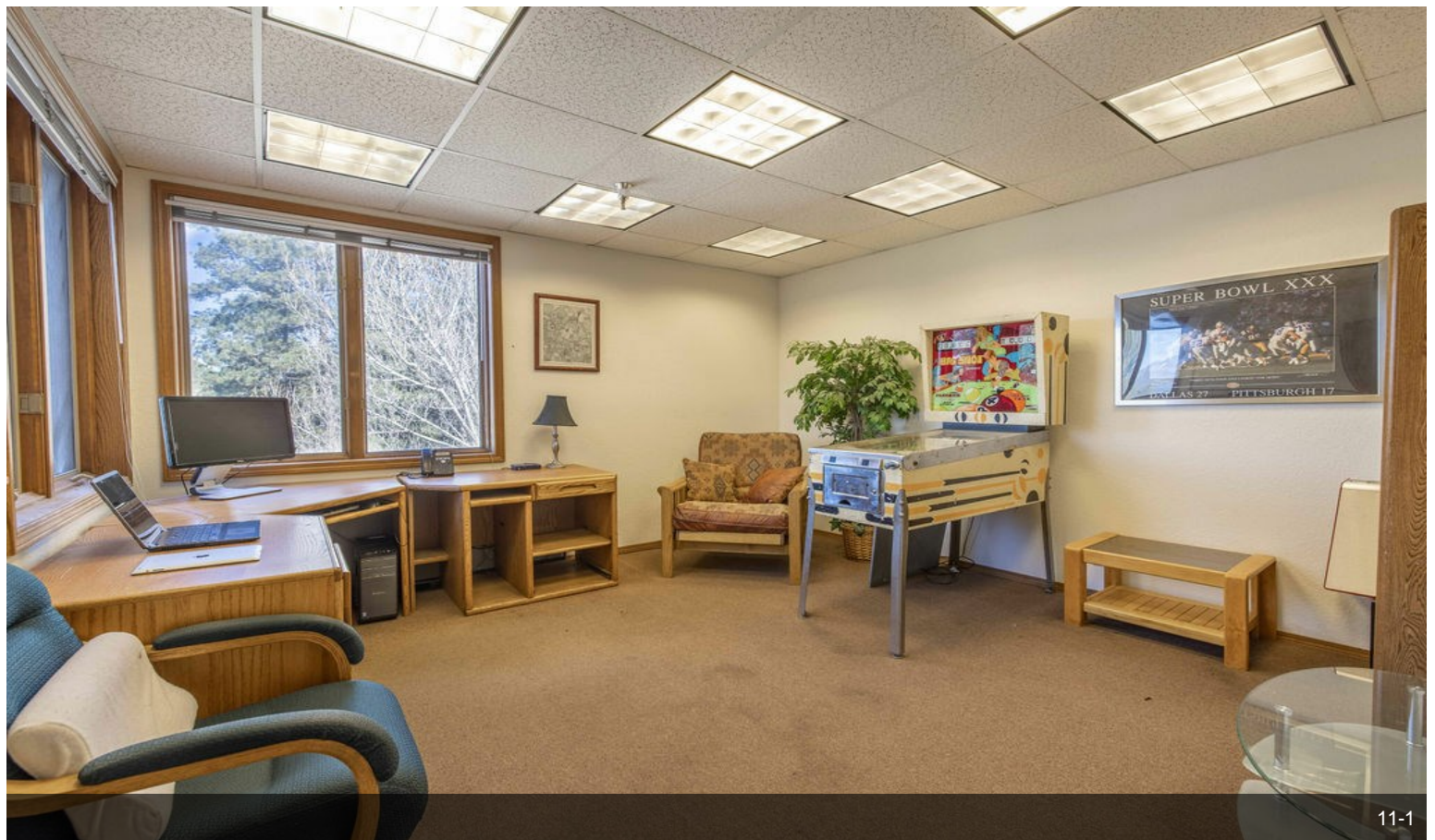


10-1



10-2

Property Photos



Property Photos



11-2



11-3

Property Photos



12-1



12-2

Property Photos



12-3



Kitchen-1

Property Photos



Kitchen-2



Backyard-17

Property Photos



Backyard-18



Backyard-19

Property Photos



Backyard-20