

Reduced \$550K! Medical Office Space with Licensed Procedure Room and Potential for Rare 20 room Sub Acute Hospital. Offered at \$2,200,000

**43821 15th Street West Lancaster, CA 93534
WWW.LBRcommercial.com**

**Tony Morrison 949-254-4044
LBRcommercial@gmail.com**



- Approximately 10,868 sq. ft. Medical Office Space & Bonus 4132 sq. ft. Mezzanine Space for Office and/or Medical.
- 21,780 SQ. FT. Lot W/Plenty of Parking in Busy High Desert Plaza.
- Potential 20 room Sub Acute Hospital.
- Excellent freeway frontage location with freeway signage.

Office: 949-254-4044 | Fax: 866-291-1863 | 34179 Golden Lantern St. Suite 103 | Dana Point, CA 92629

Tony Morrison Commercial/Investments

Direct. 949-254-4044 Email. LBRcommercial@gmail.com BRE# 01346460

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Property Address: 43821 15th West St.
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Parcel Number: 3123-002-065

Property Type: Medical Building

Property Size: ±10,868 SF

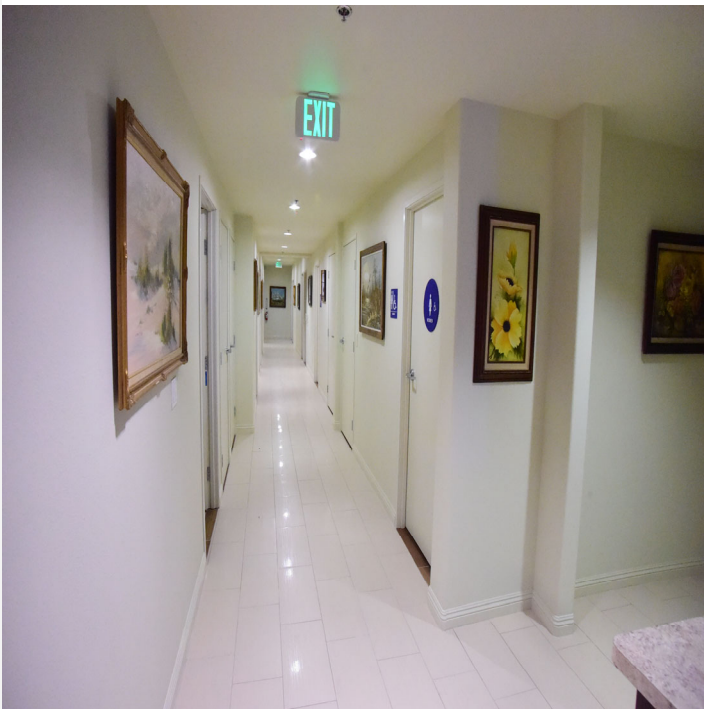
Rentable Space: ±10,868 SF

Number of Units: 1

Year Built: 1982

Land Area: ±21,780 Sq. Ft.

Zoning: Commercial Medical



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Lancaster is the 2nd largest city in the Antelope Valley and the 5th largest City in LA County. Located north-east of Downtown LA with a population of approximately 170,000. The median household income was approx. \$76,083 in 2024. Close to freeways, shopping, restaurants, and so much more.

