

FOR SALE

±2,400 SF OFFICE BUILDING
WITH SECURED PARKING



3239 CHICAGO AVENUE | RIVERSIDE, CA 92507



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PROPERTY HIGHLIGHTS

Building Square Footage:

$\pm 2,400$ SF

Availability:

Close of Escrow

Land Acres:

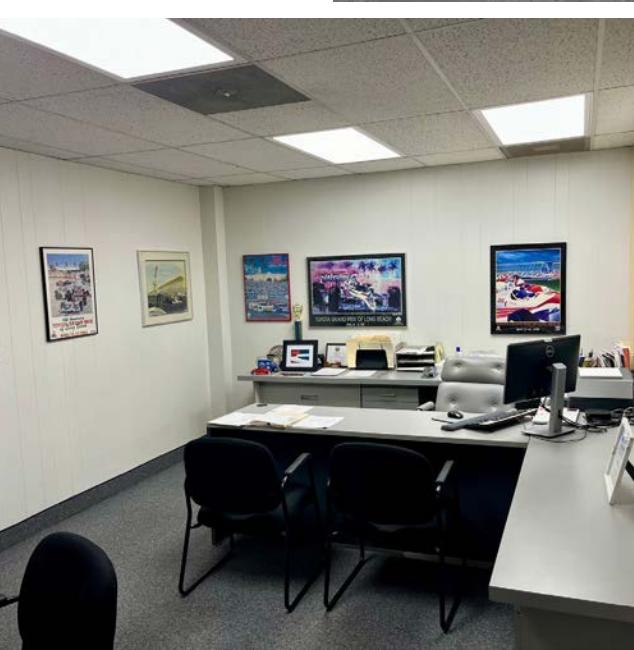
± 0.22 Acres

Location:

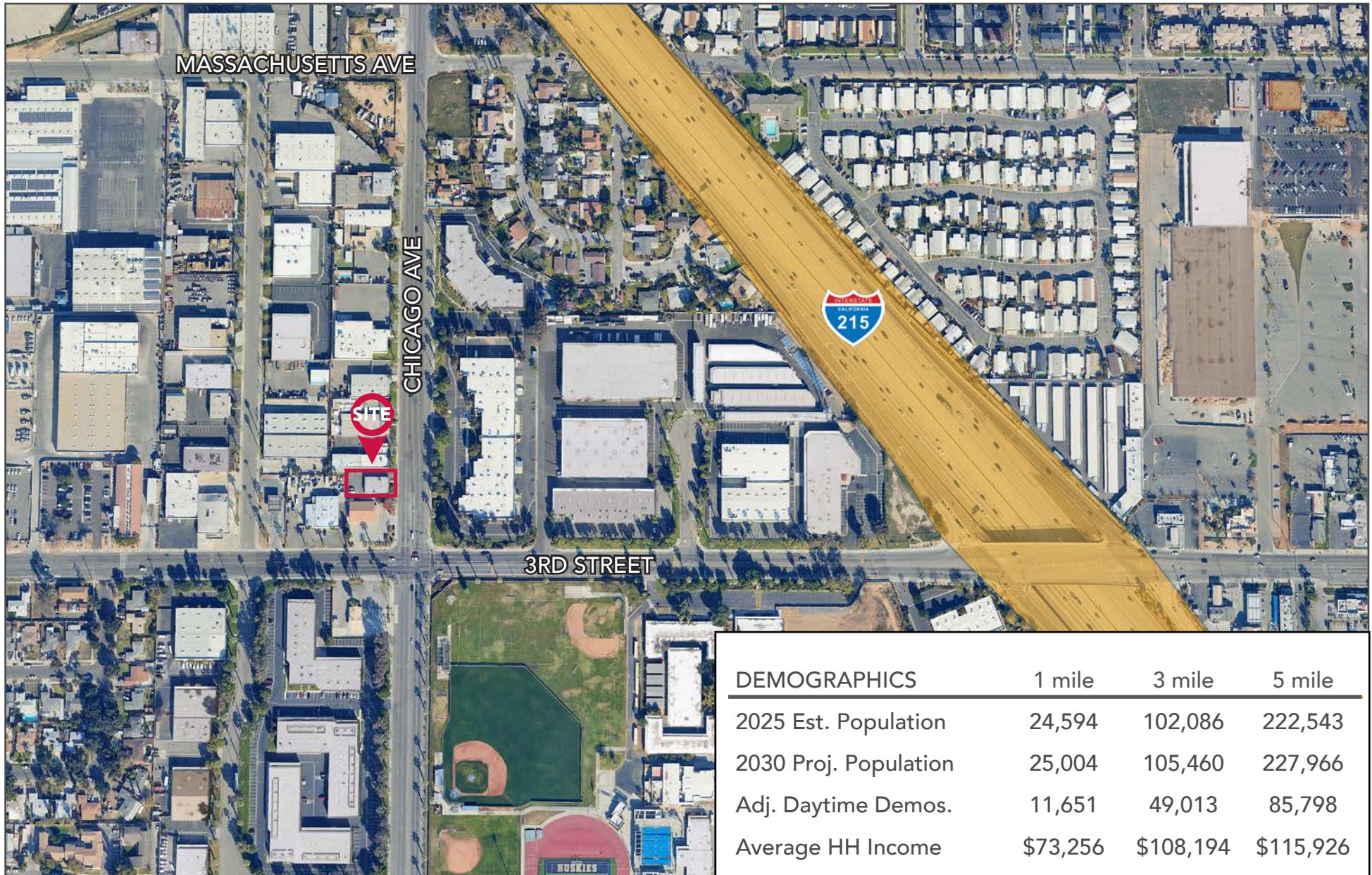
Chicago Avenue & Third Street
Close to 215 Freeway



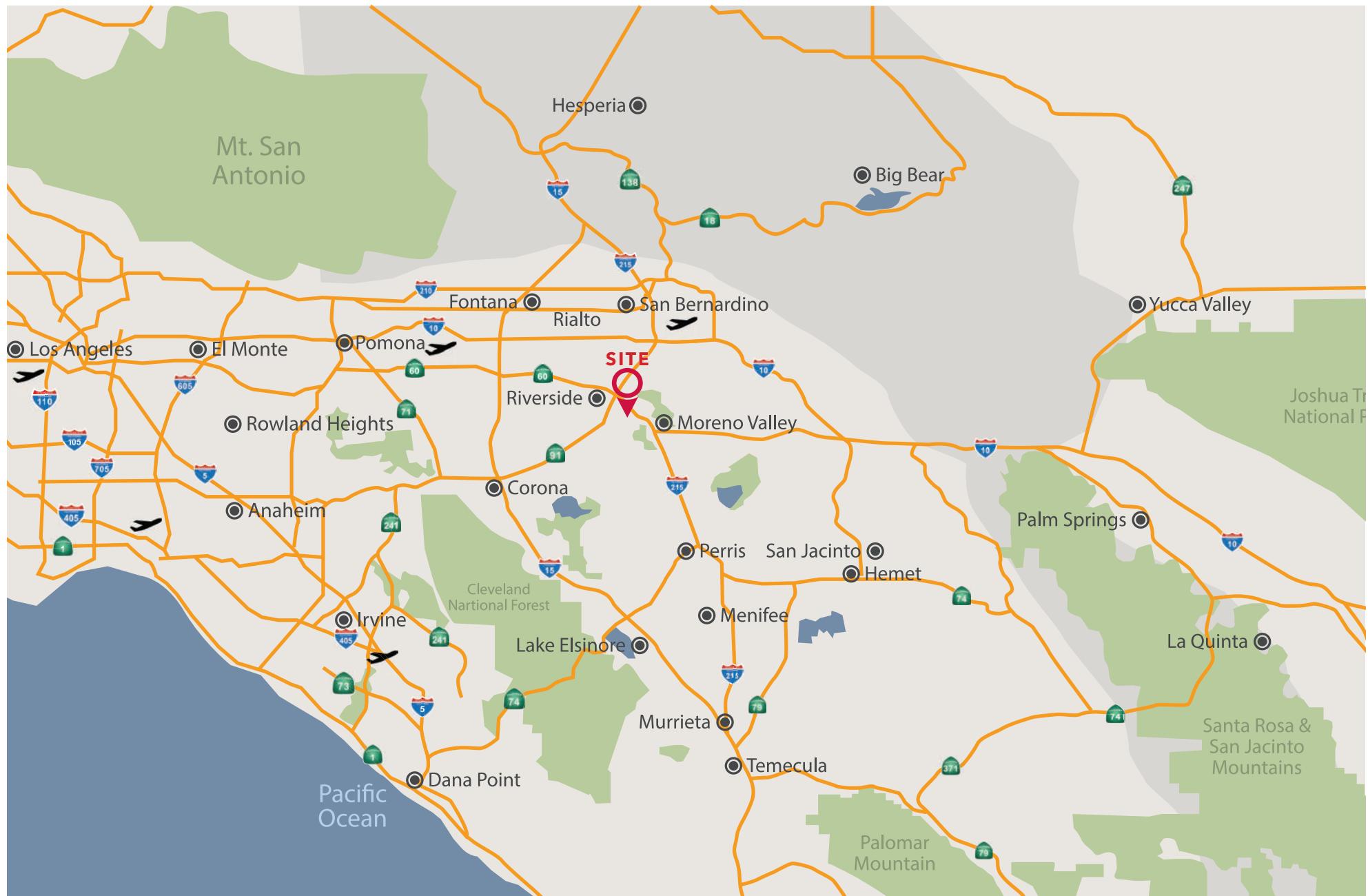
- ▶ The Building is Split into 2 Units. One is Vacant and One is Leased to a Month-to-Month Tenant for \$1200/Month (Gross)
- ▶ 3239 Chicago ($\pm 1,650$ SF) - Large Reception/Bullpen Office, 2 Private Offices, 2 Restrooms, Small Kitchenette
- ▶ 3241 Chicago (± 750 SF) - Reception Area, 2 Private Offices, 2 Restrooms (Leased Month-to-Month)
- ▶ Opportunity to Lease a Smaller Portion
- ▶ Block Construction
- ▶ BMP Zoning
- ▶ Paved, Secured Yard
- ▶ Excellent Owner-User Opportunity
- ▶ Pylon Signage
- ▶ APN 210-172-024



AERIAL PHOTO



REGIONAL MAP





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