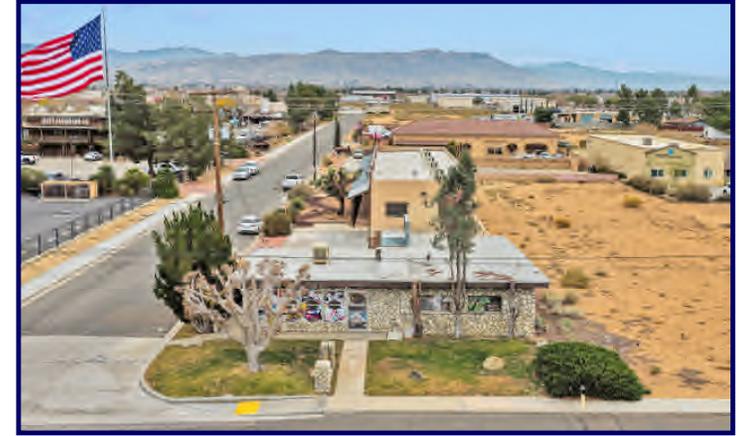


Package Sale—Two Commercial Properties For Sale

13600 Hitt Rd. & 22265 US Hwy 18, Apple Valley, CA 92308

MGR
Real Estate



Two-Property Portfolio—Must Be Sold Together

13600 Hitt Rd, Apple Valley

±4,950 SF | 6-Unit Multi-Tenant Building
Asking \$615,000

22265 US Hwy 18, Apple Valley

±1,579 SF | Free-Standing Building
Asking \$285,000

- Apple Valley Village Location
- Value-Add Opportunity
- Favorable Seller Financing Available—Qualified Buyers

MGR Real Estate, Inc. presents a two-property commercial portfolio in the Apple Valley Village area, offered as a package sale only. The offering includes a ±4,950 SF 6-unit multi-tenant building at 13600 Hitt Rd. and a ±1,579 SF free-standing building at 22265 US Hwy 18. This is a value-add opportunity with upside through leasing vacancies and bringing rents to market. Ideal for both investors and owner-users seeking income potential.

Seller financing may be available with favorable terms for qualified buyers. Both properties must be purchased together and will not be sold separately.

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Real Estate

15428 Civic Drive Suite 100 Victorville, CA 92392 Office: 760.955.7888 Fax : 760.955.7796

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13600 Hitt Rd., Apple Valley, CA 92308

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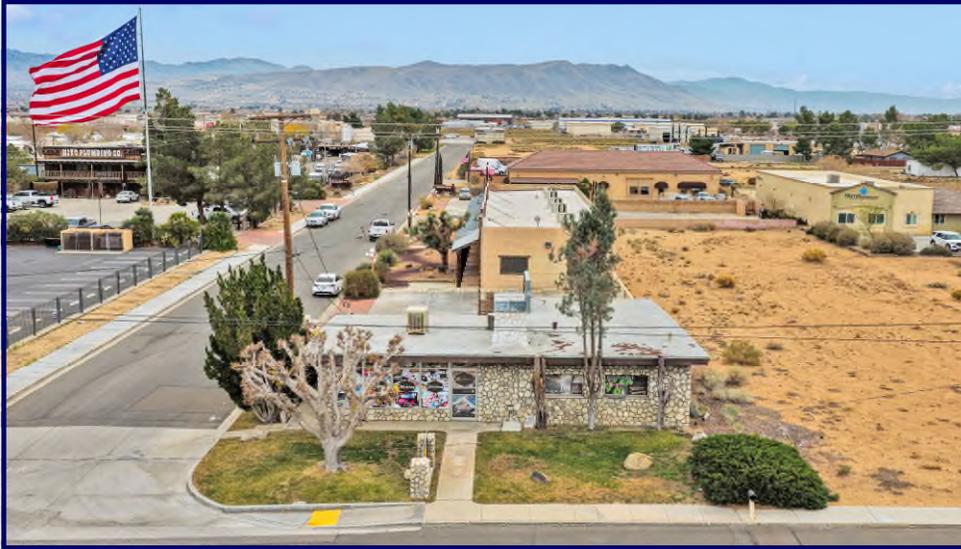
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.

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