



COMMERCIAL / OFFICE / RETAIL

Prime Bear Valley Road Frontage! ±9,135 sqft freestanding commercial building situated on a land area of ±29,093 sqft. Presently leased to CalTrans with long time tenancy grossing \$161,486 annually. Current lease expiration date is Sep 30, 2025. Versatile real estate having previously been three separate units, offering a secure yard area and small warehouse portion at the rear of the building with a roll-up door.

RYAN TRAVIS



For Sale

760.983.2594 • RTravis@Kurschgroup.com

BRE #01310579 Corporate BRE # 01896143
12180 Ridgecrest Rd, Suite 232, Victorville, CA 92395
760.983.2383 • Kurschgroup.com

OFFERING

±9,135 sq ft

\$2,626,000



This information has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.



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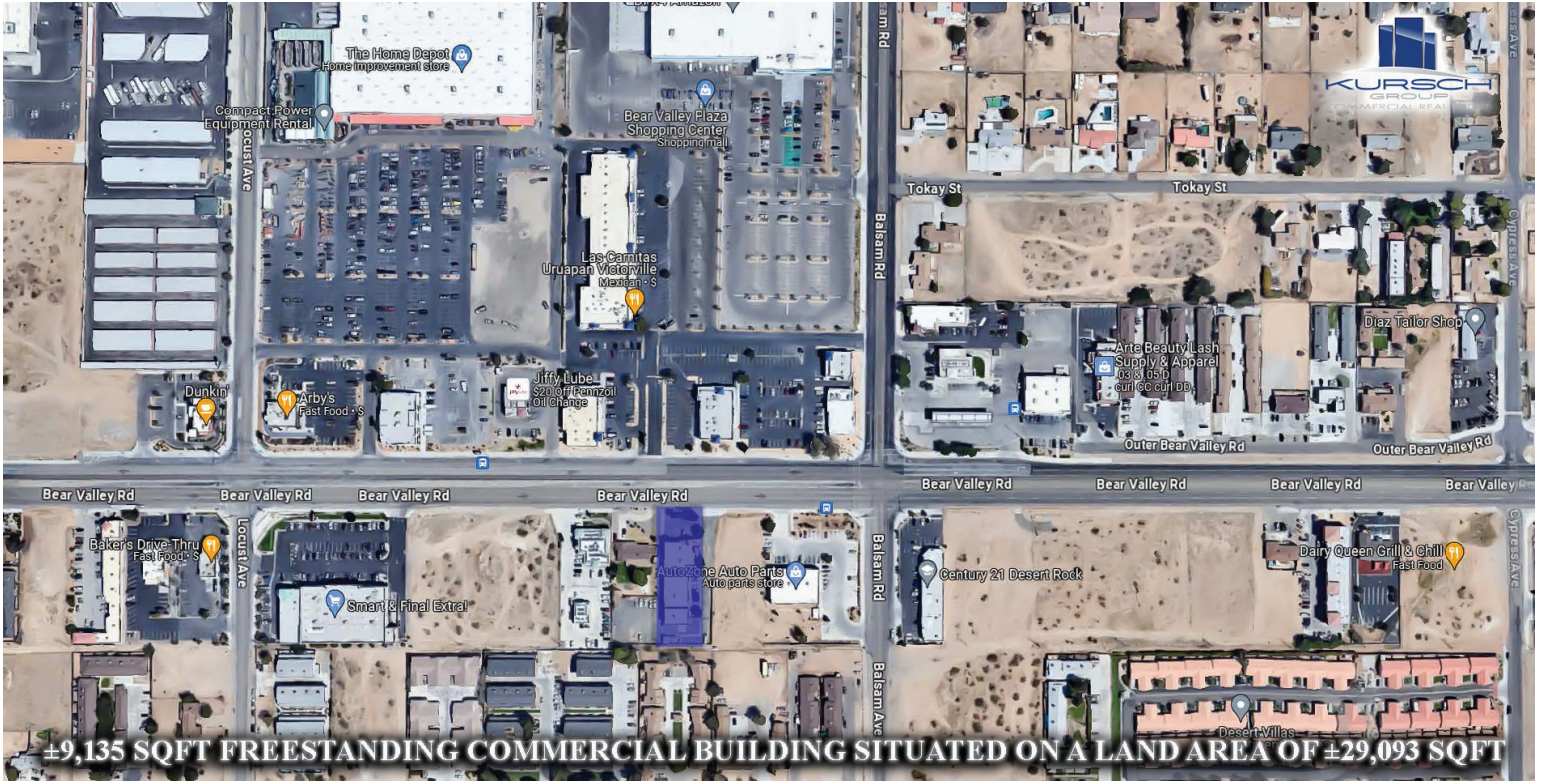
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