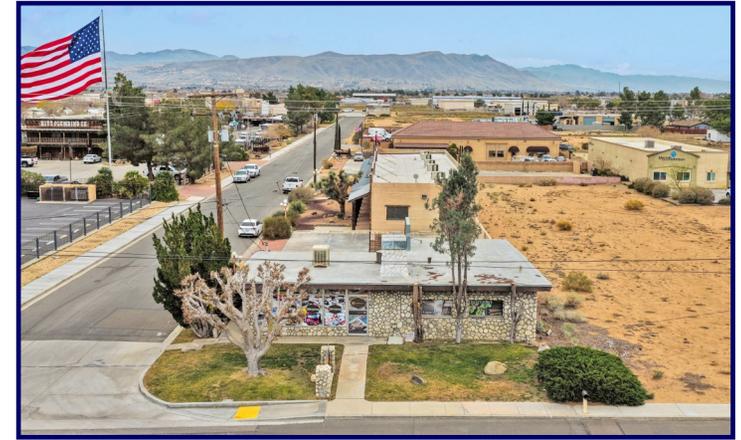


Freestanding Retail/Office Building For Sale - Apple Valley Village Area

22265 US Highway 18, Apple Valley, CA 92307

MGR
Real Estate



MGR Real Estate, Inc. is pleased to offer for sale a freestanding $\pm 1,579$ square foot retail/office building on an $\pm 8,000$ square foot lot in the Village area of Apple Valley. Located at the corner of Outer Highway 18 and Hitt Road, the property provides excellent visibility, monument signage, and easy access. Formerly occupied by a printing and sign company, the building is ideal for a variety of retail or office uses and features an all-concrete rear parking lot with direct building access. This is a great opportunity for an owner-user or investor seeking a standalone commercial property.

Property Details:

Building Size: $\pm 1,579$ sf

Lot SF: $\pm 8,000$ sf

APN#: 3087-381-12-0000

Asking Price: \$285,000

Randy Sanchez
Sr. Commercial Associate
MGR Real Estate, Inc.
(760) 684-2139

rsanchez@mgrrealestate.com
Cal DRE Lic#01180997

Eddie Moreno
Commercial Associate
MGR Real Estate, Inc.
(909) 744-7659
emoreno@mgrrealestate.com
Cal DRE Lic#01394162

MGR
Real Estate

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

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.