



18930 Hwy 18, Apple Valley, CA 92307

## FEATURES

- 8.88% Pro Forma
- Located on Major Highway
- Signalized Corner
- Owner May Carry

**\$680,000**

Price reduction! MOTIVATED SELLER! Excellent location at a signalized corner off of Hwy 18 in Apple Valley. Currently 75% occupied with 1575 sq ft. available for an owner/user or to lease out. Current tenants include a long-term tax service, medical transportation, counseling, photography, candy store, and a hair salon. New floors in three units, upgraded roof, and the AC has been regularly serviced. Great opportunity for passive income or a more hands-on investment. Financials upon request.

## PRESENTED BY



Cameron Cox  
Commercial Associate  
(760) 985-0527  
DRE Lic # 02132903  
ccox@mgrrealestate.com



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ONTARIO COSTA MESA VICTORVILLE RANCHO MIRAGE CARLSBAD IRVINE

(800) 777-7647

mgrrealestate.com DRE #01841921

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