

FOR SALE

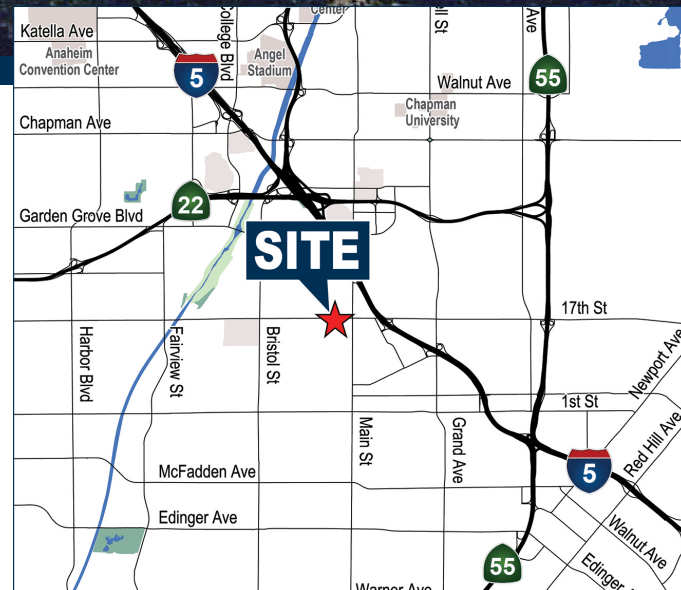
±4,812 SF
FREE STANDING COMMERCIAL BUILDING

320-322 W. 17TH STREET | SANTA ANA, CA



PROPERTY FEATURES

- Fully Leased Investment Opportunity
- ± 4,812 SF Freestanding Commercial Building
- Two-Tenant Building:
 - #320: ± 1,070 SF - Hollywood Beauty Salon
Lease Expires 8/31/28 with one 3 year option
 - #322: ± 3,742 SF - Double Discount Store
Lease Expires 11/30/28 with one 3 year option
- Current NOI: \$64,258.08
- Tenants have been in the building for over 30 years
- Private Secured Fenced Yard
- One (1) Truckwell Loading
- Lot Size: ± 15,768 SF (0.36 Acres)
- Built in 1973
- 21 Dedicated Parking Stalls



Exclusively Offered By:

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2400 E. Katella Avenue, Suite 750 | Anaheim, CA 92806
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JASON DIROCCO

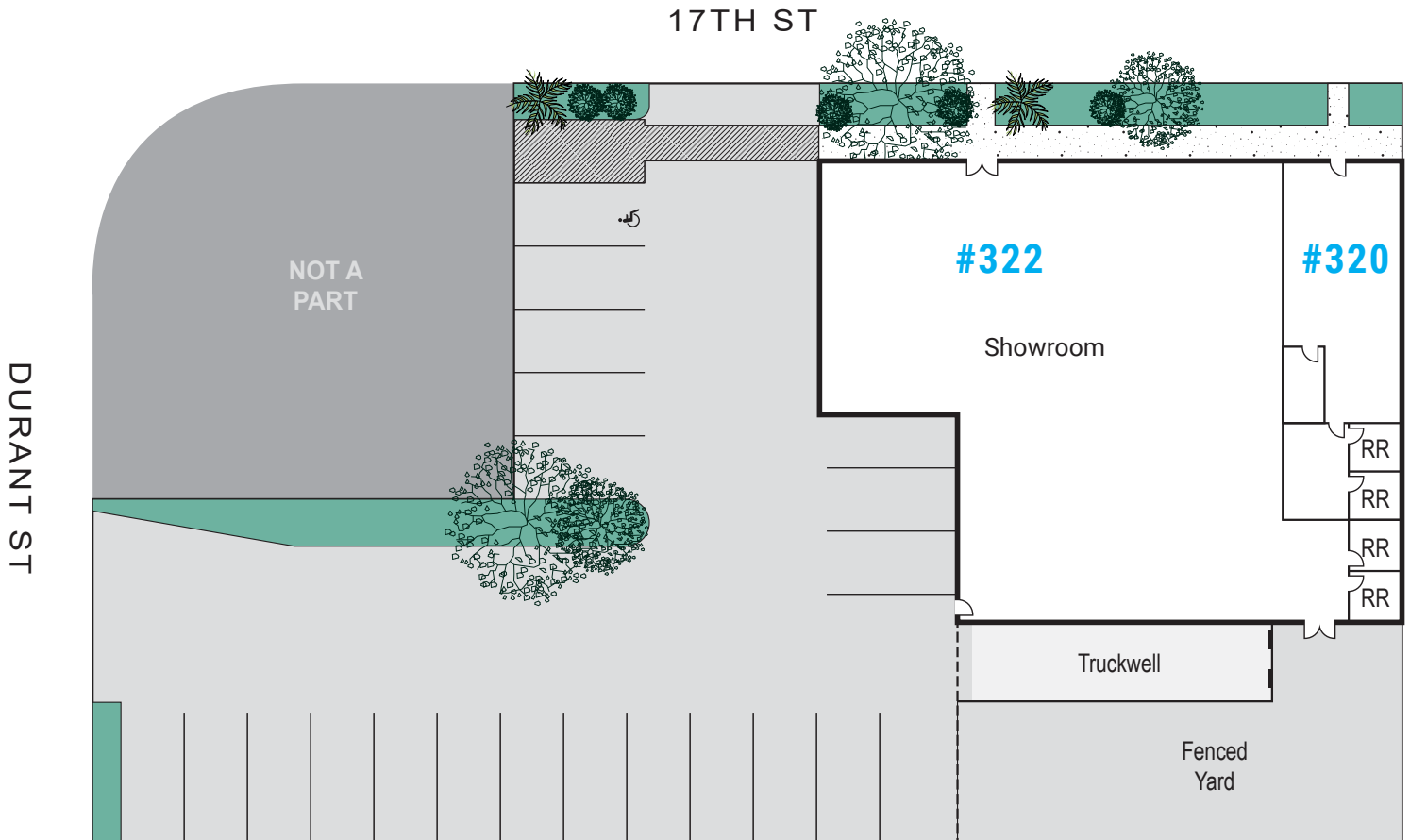
Senior Vice President | Partner

(714) 935-2305

JDiRocco@voitco.com

License #01842301

SITE PLAN



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