



## COMMERCIAL PROPERTY FOR SALE

### PROPERTY OVERVIEW

**PRICE | \$739,000**

**PIN | 964315477500**

**SQUARE FEET | 8,773 +/- SF**

**CAP RATE | 8.23**

Investment Opportunity: Extraordinary location for regional distribution. 8,773 +/- heated square feet, three-unit, fully leased property. Current tenants occupy three retail/office units. N Horner Blvd front retail space and warehouse with a loading dock. Current CAP Rate 8.23.

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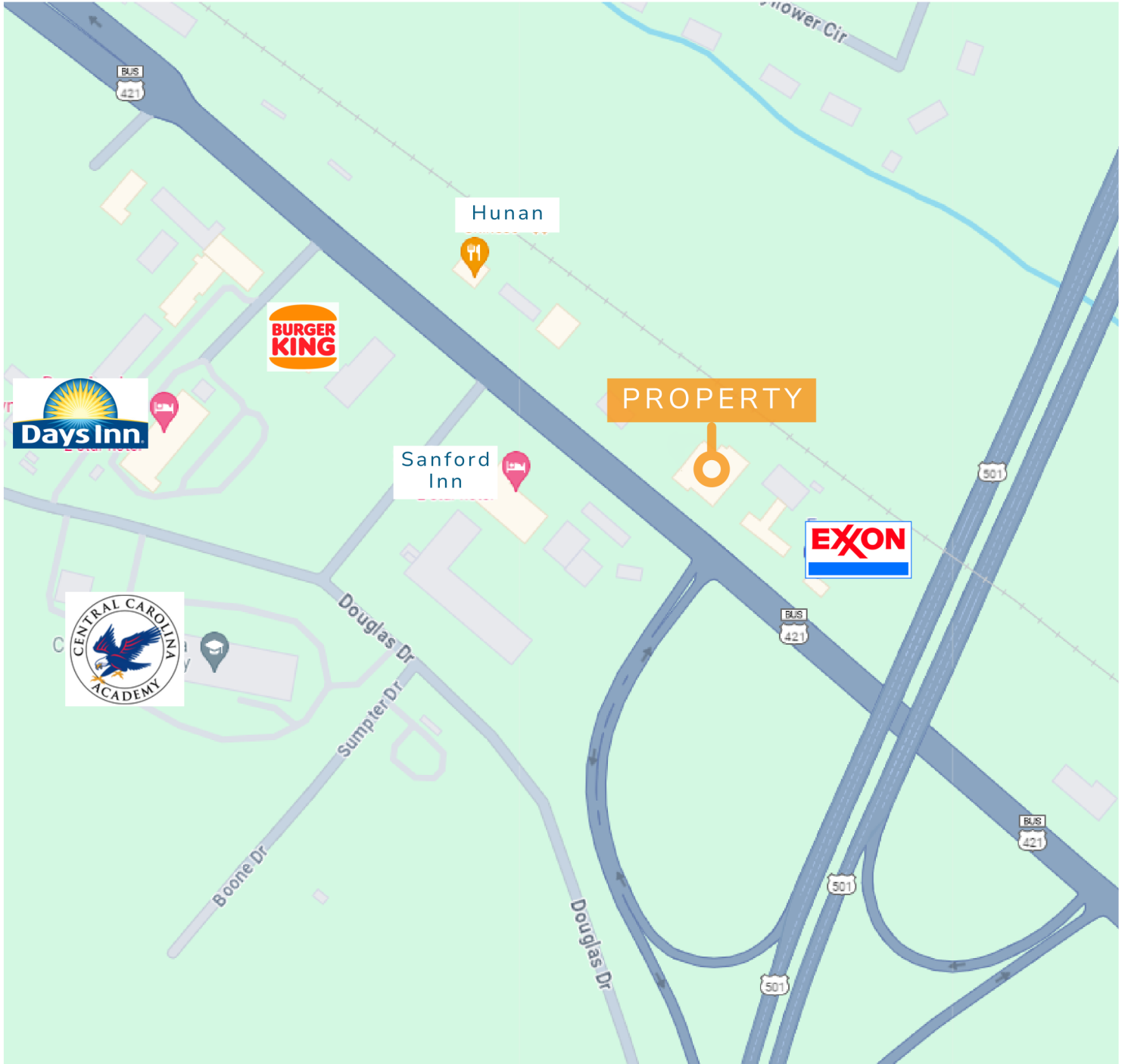
**PHOTOS**



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**AREA MAP**



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**LOCATION MAP**



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