

FOR SALE
MAGNOLIA OFFICE PLAZA
4,695 SF OFFICE BUILDING
ON 0.35 ACRES



EL CAJON, CA 92020

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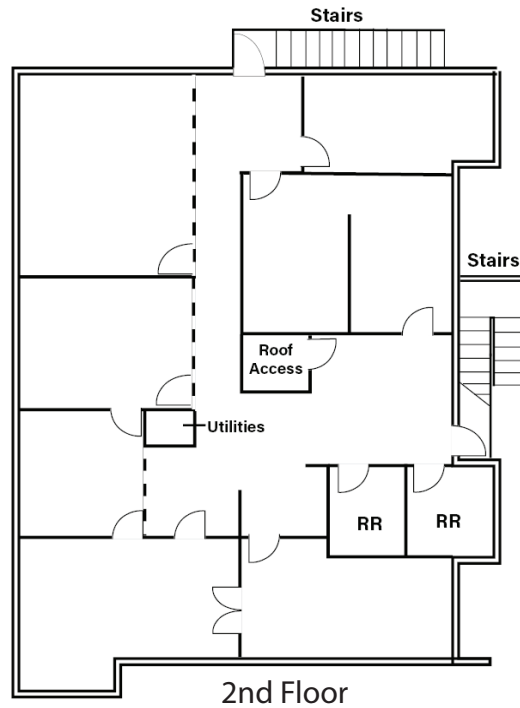
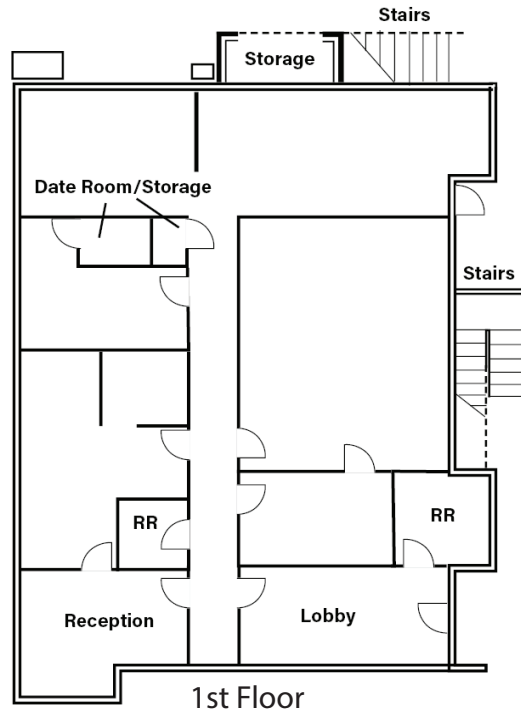


2295 Fletcher Parkway, Suite 200
El Cajon, CA 92020

www.cpgsd.com



FLOOR PLAN



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PROPERTY HIGHLIGHTS

- 4,695 SF two-story professional office building, divisible for multiple tenants
- New HVAC units
- Great window line allows ample interior light
- 2 Outdoor courtyards + Secure, gated parking with ample street parking
- Existing income from cell tower
- 100% available for occupancy allows for either Owner/User or Investor purchase
- Next to retail and restaurants + I-8 & Hwy 67 on/off ramps
- **Asking Price: \$1,060,000**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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CPG COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

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