



For Sale or Lease

3434 Grove Street Lemon Grove, CA 91945

5,160 SF Office/Medical Building

Cameron Czubernat

619 922 2192 cameron@cpgsd.com CA Lic. 01383317

Kerry Schimpf

619 920 0311 Kerry@cpgsd.com CA Lic. 00955075

Property Highlights

Lease Rate: \$9,750/Month NNN (\$1.89 PSF + NNN)

Sales Price: \$1,995,000 (\$386 PSF)





Approximate 5,160 SF office/ medical building on .5 acres



Office improvements: private offices with direct access to patio, 2 Restrooms (One with Shower), server room with dedicated hvac, Large conference room, fire alarm system, and Cat 5 wiring



21 parking spaces



Newer roof on main section of building



2 HVAC units



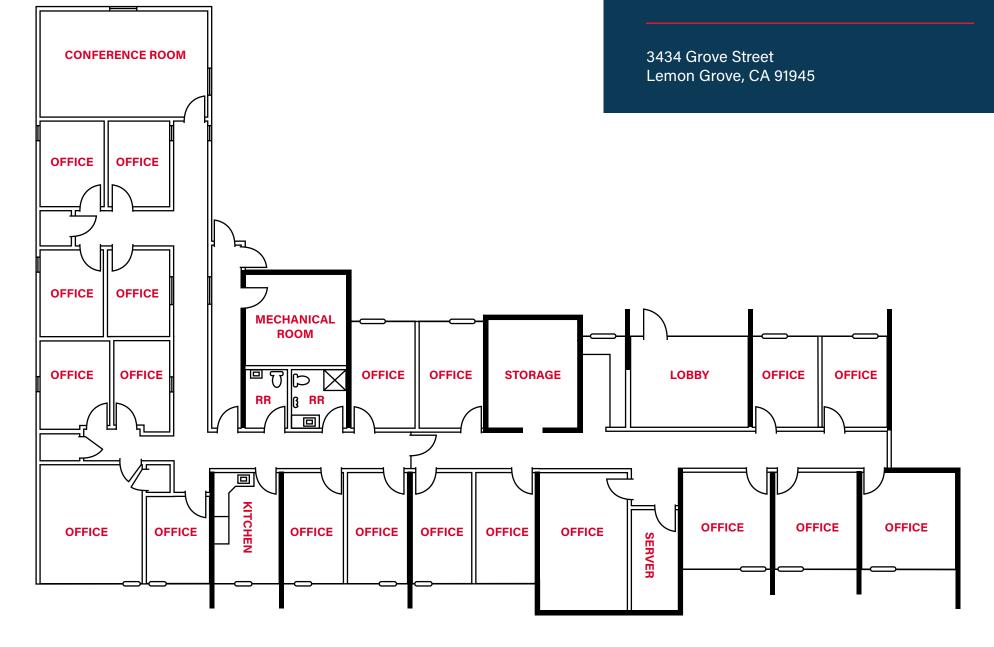
Solar owned



VC5 Village Commercial 5



Floor Plan



Area Location



Cameron Czubernat

619 922 2192 cameron@cpgsd.com CA Lic. 01383317

Kerry Schimpf

619 920 0311 Kerry@cpgsd.com CA Lic. 00955075

