

±9,010 SF INDUSTRIAL BUILDING ON 0.80 ACRES FOR SALE
7622-7636 NORTH AVENUE | LEMON GROVE, CA 91945



BUENA VISTA

NORTH AVENUE



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EXECUTIVE SUMMARY

Voit Real Estate Services and Commercial Properties are pleased to present the opportunity to acquire 3 buildings totaling approximately 9,010 square feet located at 7622-7636 North Avenue, Lemon Grove, CA 91945.

The property consists of 2 parcels totaling 0.8 acres and is currently 100% occupied by 3 month to month tenants. The lot size and zoning allow for a wide variety of uses and potential buyers that can occupy all or some of the property. The property has convenient access to both Highway 94 and Interstate 125, and freeway visibility.

PROPERTY SUMMARY

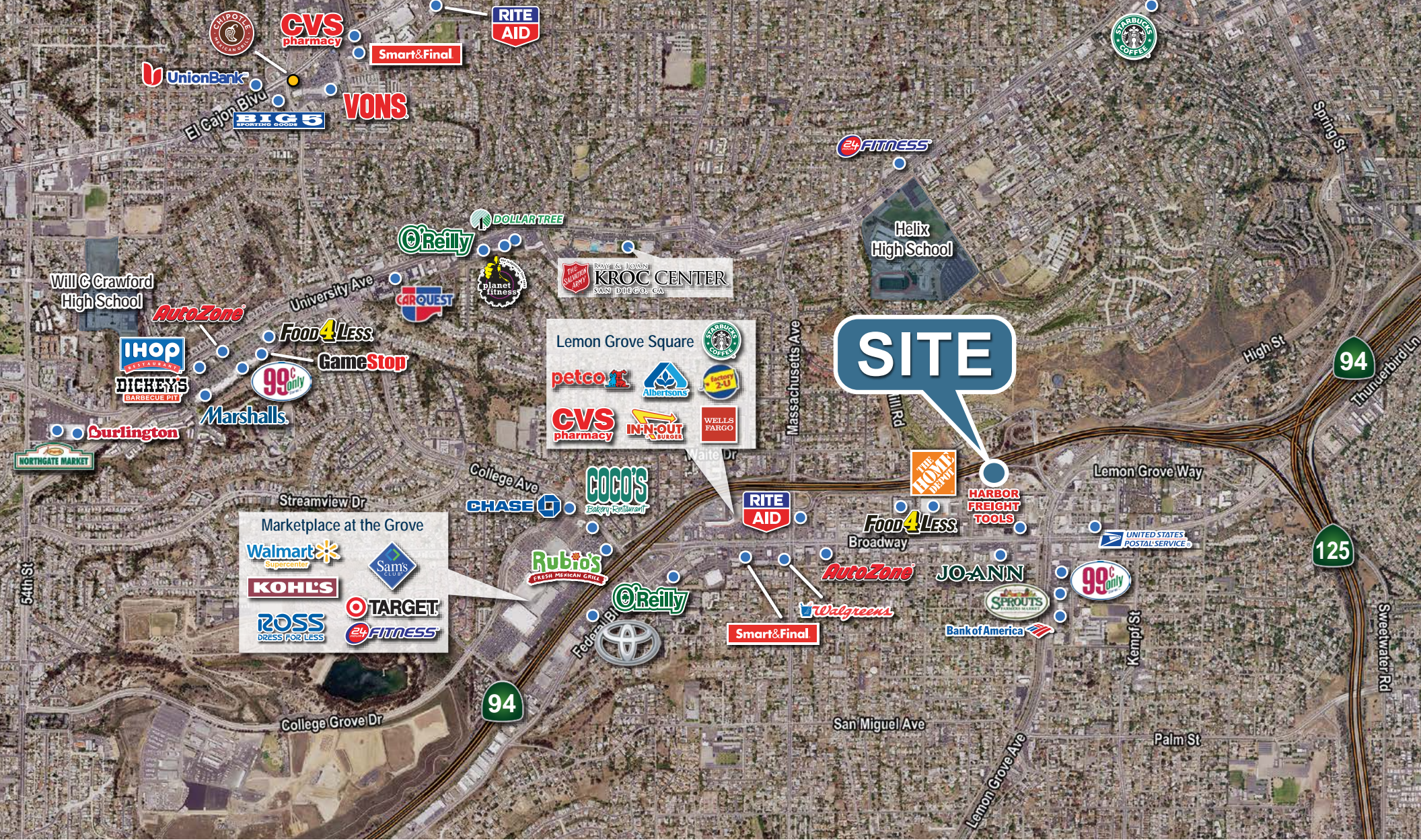
STREET ADDRESS	7622-7636 North Avenue, Lemon Grove, CA 91945
SUBMARKET	Lemon Grove
BUILDING SIZE	±9,010 Square Feet in 6 buildings
PERCENT LEASED	100%
PRICE	Call Broker for Price
APN	475-382-15-00; 475-382-13-00
LAND AREA	±0.80 Acres
ZONING	Heavy Commercial (HC)
TENANTS	3 Tenants on Month to Month Leases



***ALL BUILDING SIZES ARE APPROXIMATE, BROKERS MAKE NO REPRESENTATION AS TO ACTUAL SIZE**

LOCATION AERIAL





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