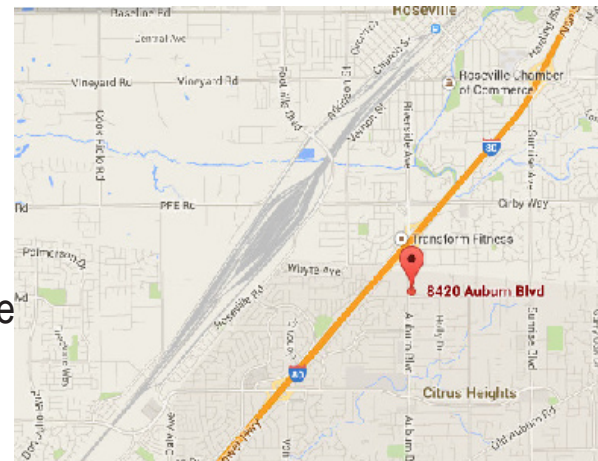


SALE/LEASE Investment/ Owner-User



Property Highlights:

- Two buildings on approximately 0.86 acres of land
- 8420 Auburn (4407 s.f.) & 8424 Auburn (4,680 s.f.)
- SPA Zoning
- Paved and Fenced parking (45 spots)
- 8420 Auburn is a fully leased 2-tenant automotive use building
- 8424 Auburn is a vacant bldg featuring a showroom area, three warehouse areas, grade level door, 2 bathrooms & office
- 8424 Auburn features an extensive glass line
- Outstanding Auburn Boulevard visibility
- Minutes from Highway 80
- Partially leased offering well suited for owner user to occupy some space and lease out the balance
- Well located property with investment potential
- **Sale Price: \$ 975,000.00 (Price reduced!!)**
- **Lease Price: \$ 5,400.00 per month gross**

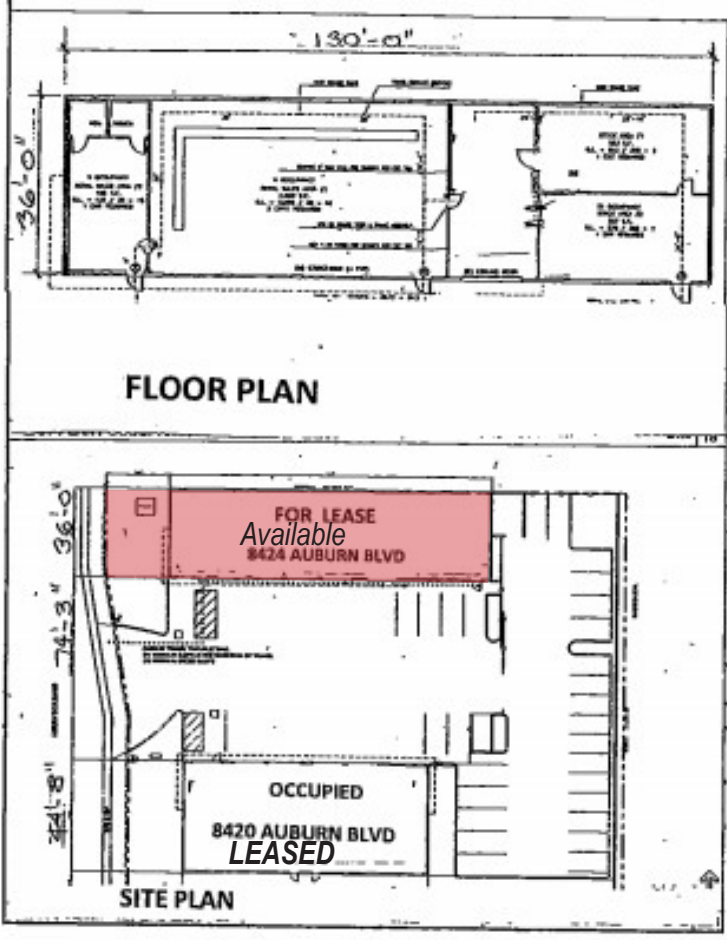


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The information contained herein has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



8420-8424 Auburn Blvd Citrus Hts, CA



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