

Freestanding Retail Building

850 N. 2nd St,

El Cajon, CA. 92021

±4,935 SF Building on ±15,793 SF Lot



FOR SALE OR LEASE

AVAILABLE:

±4,935 SF on ±15,793 SF Lot

*Can be demised

USES:

Retail, Office

SALE PRICE:

\$1,395,000

LEASE RATE:

\$ 1.35/ PSF, NNN

LOCATION:

From I-8, Exit 2nd St, turn Northbound on 2nd Street then left on Peach Ave, turning in to 850 N. 2nd St. Great ingress & egress with 3 drive ways.

SUMMARY:

Highly Visible Corner Location with Pole Signage.
Recently Remodeled including Electrical & new HVAC.
Freestanding Building with Ample Parking.
2-Story Building with Showroom & some restaurant improvements along with 2nd story office with 2 full restrooms.
Motivated Owner.



AE Commercial Real Estate
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www.aecommercial.com
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All information contained herein is obtained from sources we deem to be reliable. While we have no reason to doubt this information, it is not guaranteed and should be verified. Please consult with the appropriate parties regarding legal, construction, zoning, and financial matters.

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YEAR BUILT / RENOVATED:

1960 / 2017, 2018

LOT SIZE:

15,793 SF

OCCUPANCY:

Vacant

DAILY TRAFFIC COUNT:

25,700 (SANDAG 2013)

PROPERTY INFO:

- Great Visibility
- Monument & Building Signage available
- 18+ Parking Stalls
- ±4,935 SF Building
- 2-Story
- Owner/User or Investment
- Walk in Cooler/Freezer in place
- Potential for Fenced Yard
- Existing drive through
- Three points of access
- Demising Options +/-1,600sf & +/-1,900sf



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PROPERTY PHOTOS



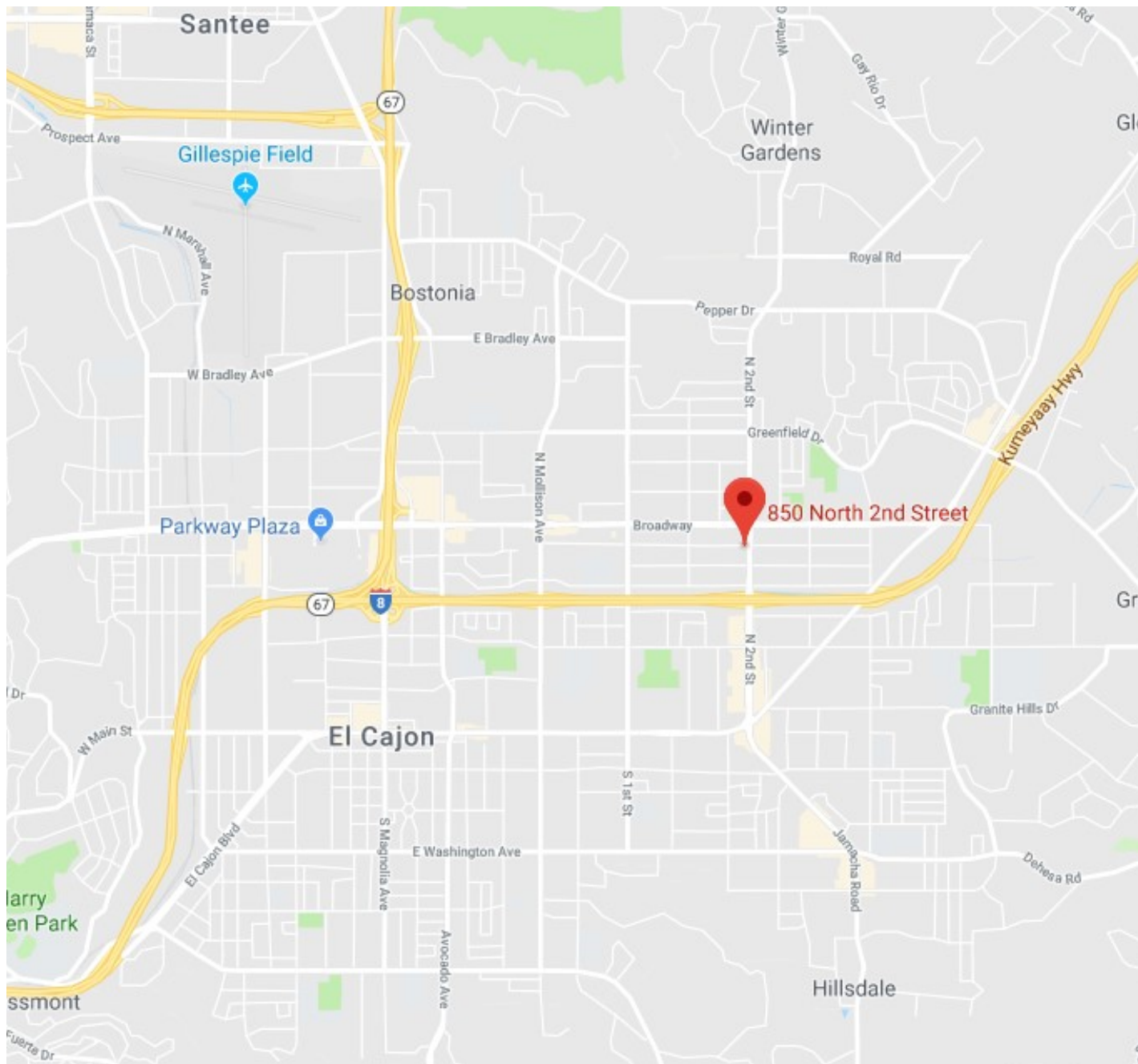
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MAP



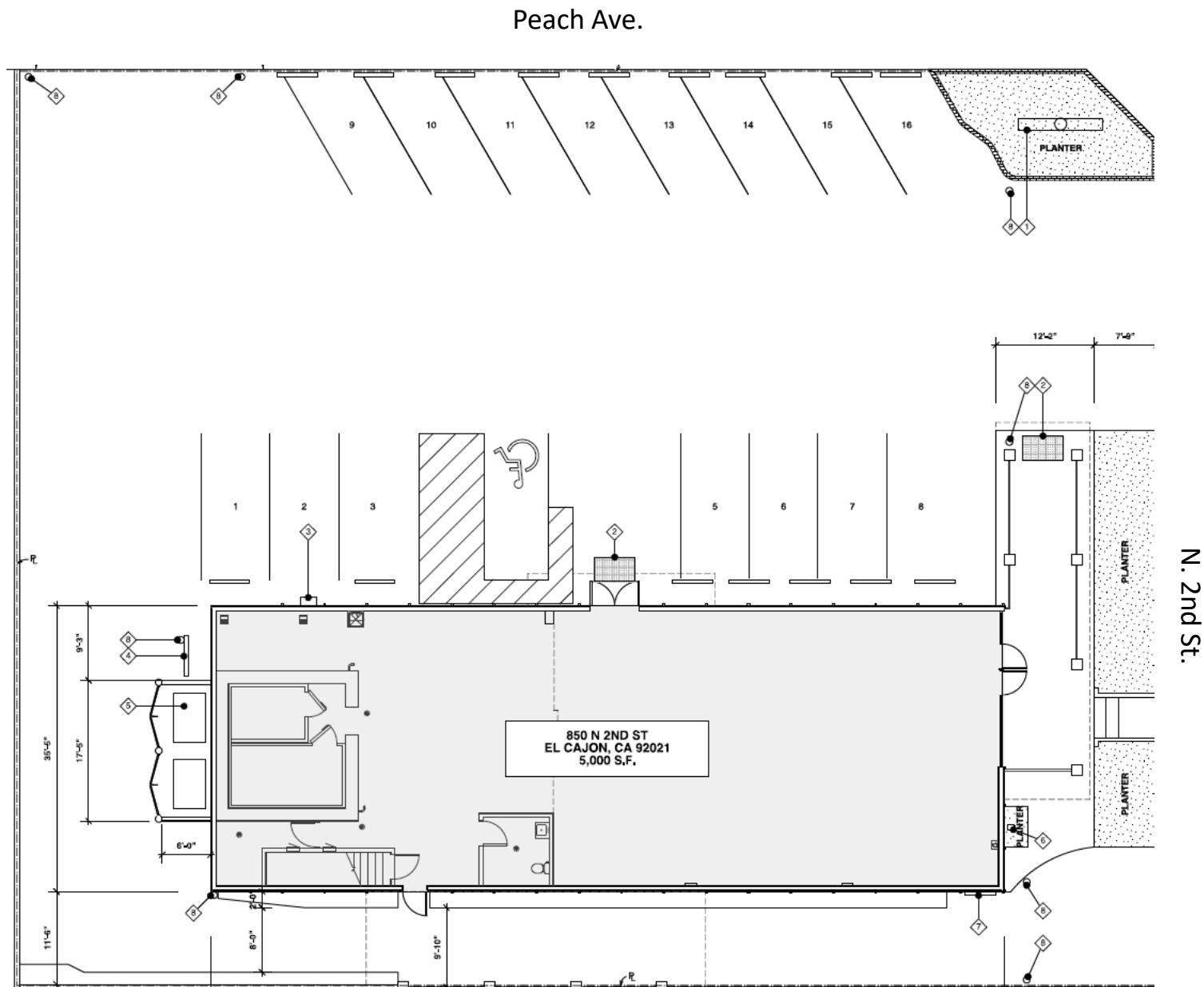
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SITE PLAN



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