

FOR SALE

Industrial Leased Investment 24,000 SqFt Multi-Tenant Property



1439-1445 North Magnolia Ave., El Cajon, CA 92020

For more information contact:

Robbie Cornell
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619-456-2380



TOLLER CORNELL
COMMERCIAL REAL ESTATE

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OFFERING SUMMARY: 1439-1445 Magnolia Ave.,
El Cajon, Ca 92020

APN'S: Parcel 1 387-130-17-00
Parcel 2 387-130-17-00

Lease Details: Call Agent

Building Size: Two buildings 12,000 SF each (24,000SF)

Land Area: 51,224 SF (P1 42,689 SF + P2 8,535 SF)

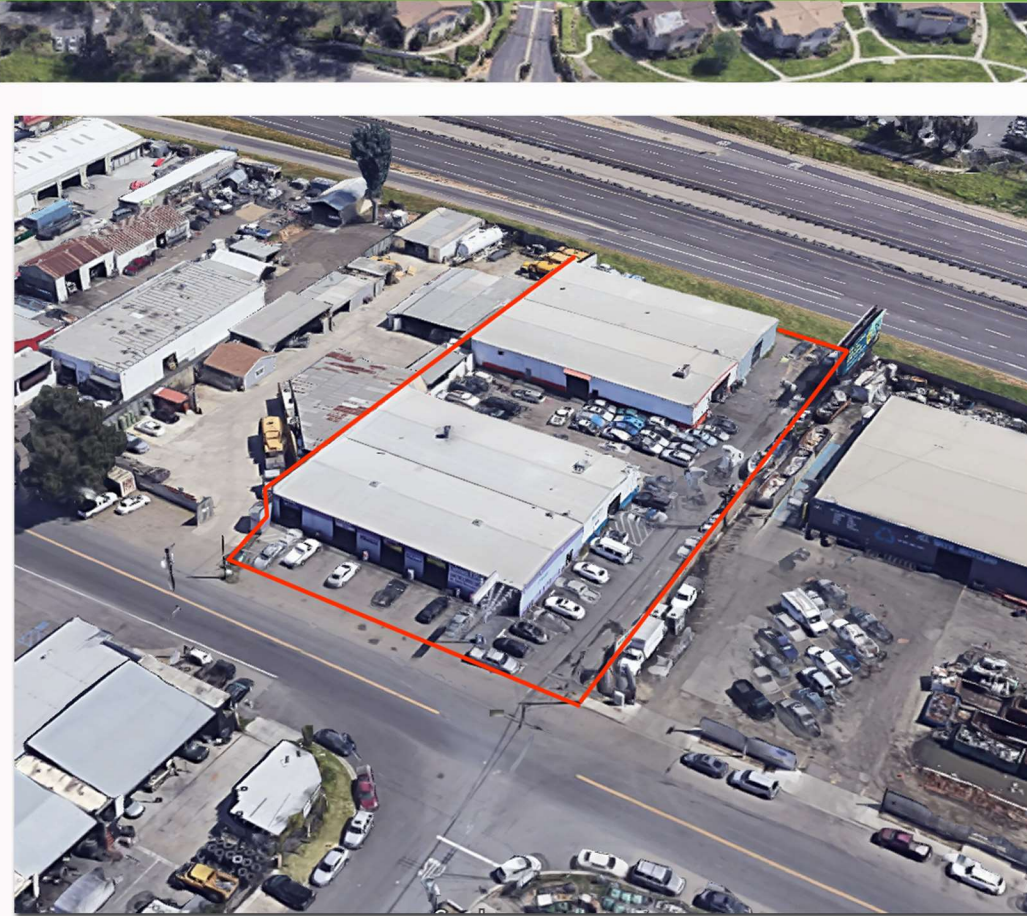
Gross Income: \$285,960.00 (As of September 1, 2022)

NOI: \$254,704.00 (As of September 1, 2022)

Capitalization Rate: 4.7% (As of September 1, 2022)

Purchase Price: \$5,500,000

This building sits just off Bradley Avenue and Highway 67 in the unincorporated part of El Cajon, CA. The building is fully visible from Highway 67 and has the highly desired County of San Diego M-54 zoning, allowing outside storage by right. The property is 100% leased to three (3) tenants. Call Agent for more details.



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Address: 1439-1445 Magnolia Ave., El Cajon, CA

Building SqFt / Details: 24,000 SF

1445 Magnolia Ave.: 7,000 SqFt with one large reception area, one office, two restrooms, four 12Ft x 14Ft grade level loading doors

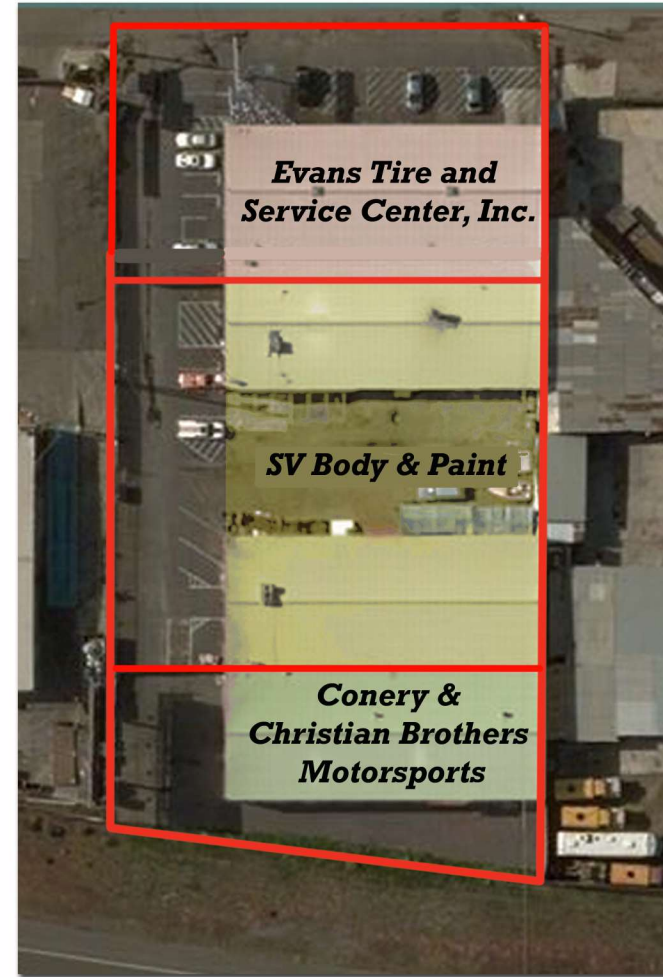
1439 Magnolia Ave.: 11,000 SqFt with one large reception area, one office, 1 restroom, two 12Ft x 14 Ft grade level loading doors in the 5,000 SqFt front building. Two office, one restroom, two 12Ft x 14Ft grade level loading doors in the 6,000 SqFt back building.

1439 Magnolia Ave., Suite B: 6,000 SqFt with one reception / one office, 1 restroom and two 12 Ft x 14 Ft grade level loading doors.

Building Power: 800 amps 3 phase power, 4 meters distributed as 200 amps per building section.

Zoning: County of San Diego M-54 Zoning

Additional Items: Building is gas served and is fully fence and secured. Monument pole signage for tenant in point location. Additional tenant signage entrance of property.



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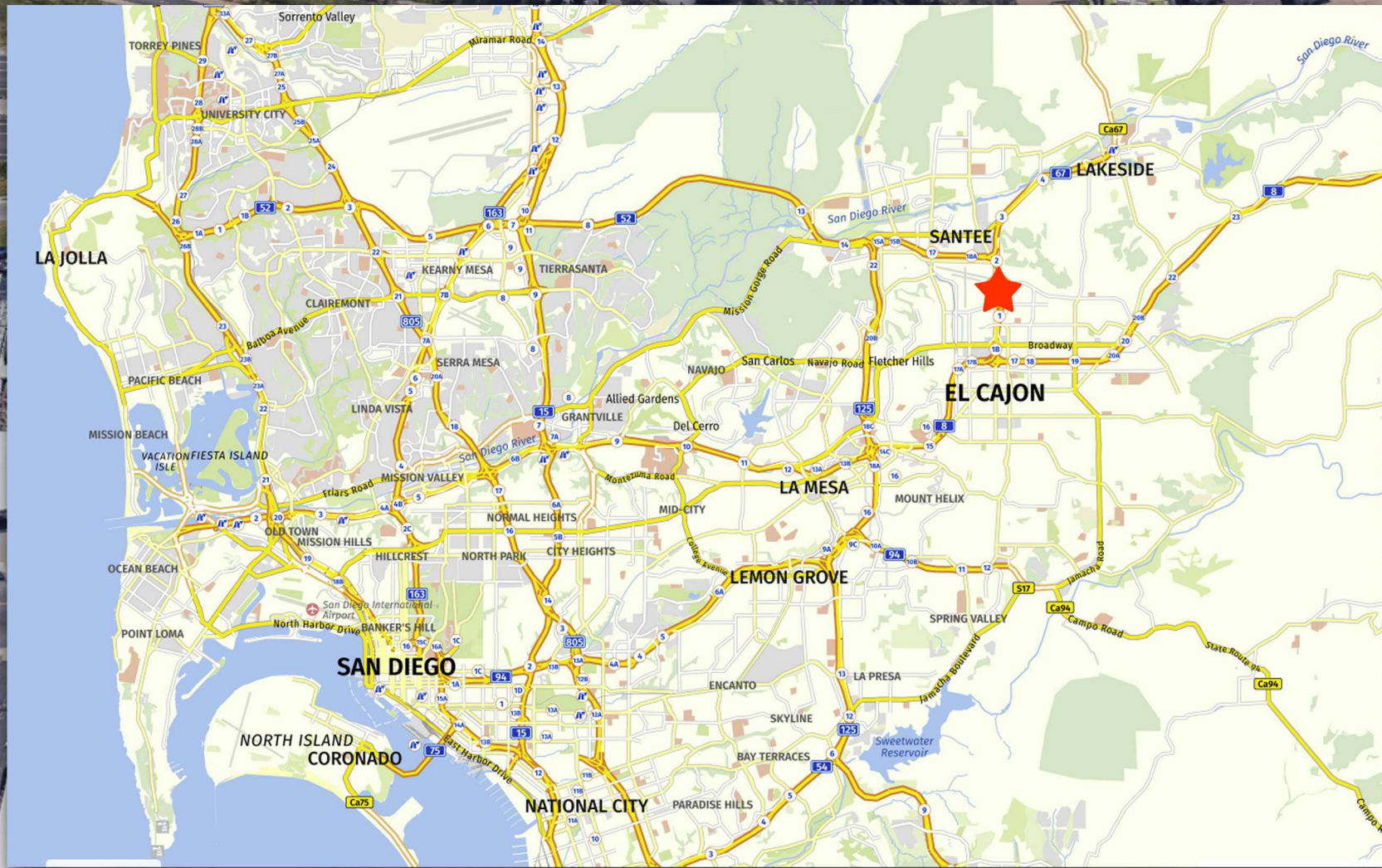
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