

PROPERTY DETAILS

- **LEASE RATE: \$1.35 PSF/MO. MODIFIED GROSS**
- **SALE PRICE: CALL BROKER FOR PRICING**
- **AVAILABLE SPACE: +/- 2,588 SQ FT**
- **LOT SIZE: +/- 7,840 SQ FT**
- **FEATURES: RECEPTIONIST AREA, KITCHEN, 5 OFFICE SPACES, & BREAK ROOM**
- **FREESTANDING TURN-KEY OFFICE BUILDING**
- **HIGHLY FUNCTIONAL INTERIOR**
- **PLUMBING IN INDIVIDUAL OFFICES**
- **PRIVATE PARKING LOT & AMPLE STREET PARKING AVAILABLE**
- **CENTRALLY LOCATED IN THE CITY OF WASCO & WITHIN CLOSE PROXIMITY TO DOWNTOWN**
 - 0.5 MILES FROM CA-43
 - 0.6 MILES FROM CA-46
- **ZONING: C-O (PROFESSIONAL OFFICE), CITY OF WASCO**

TURN-KEY READY SPACE

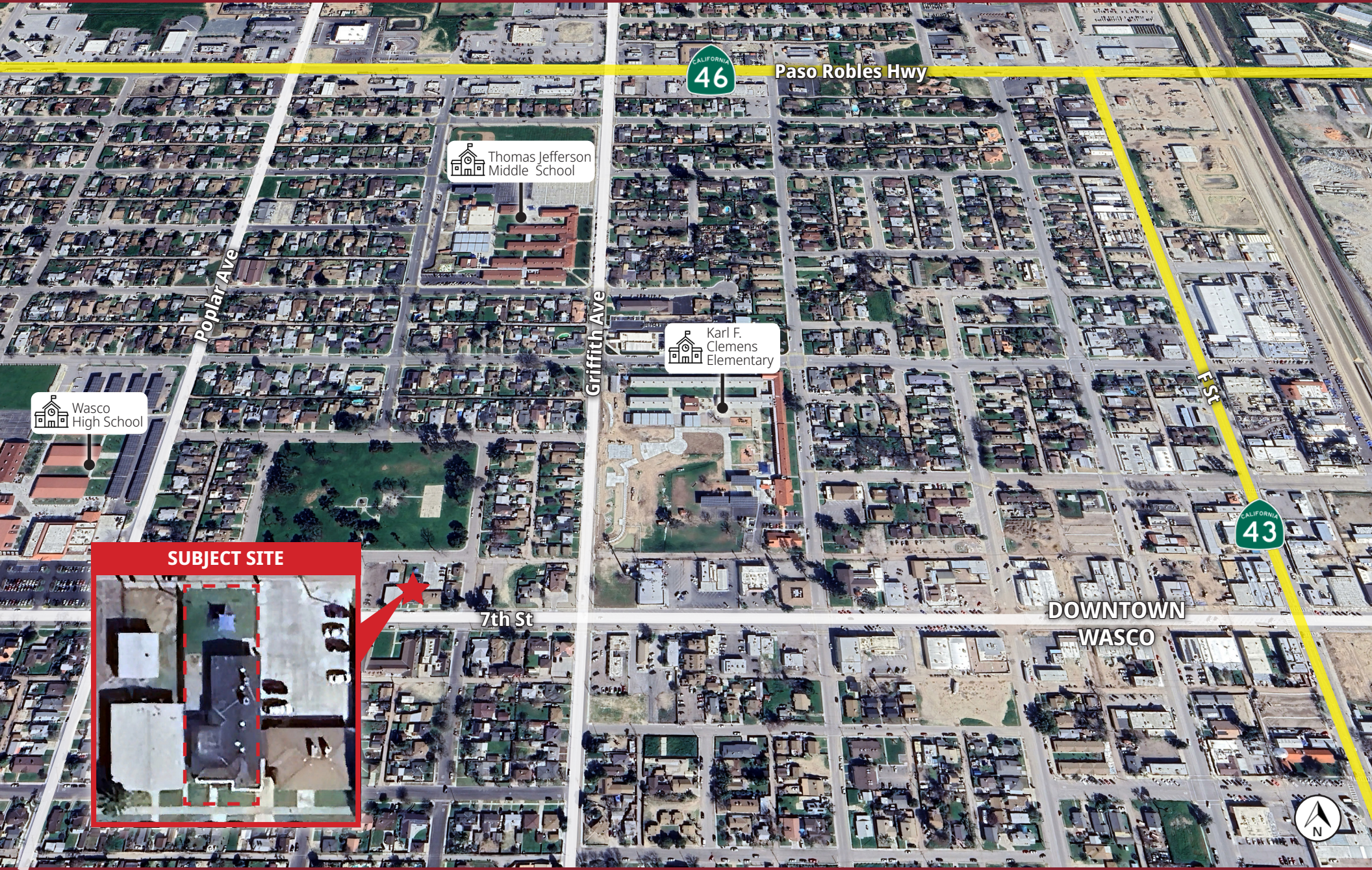


OLIVIERI COMMERCIAL GROUP

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For additional information please contact:

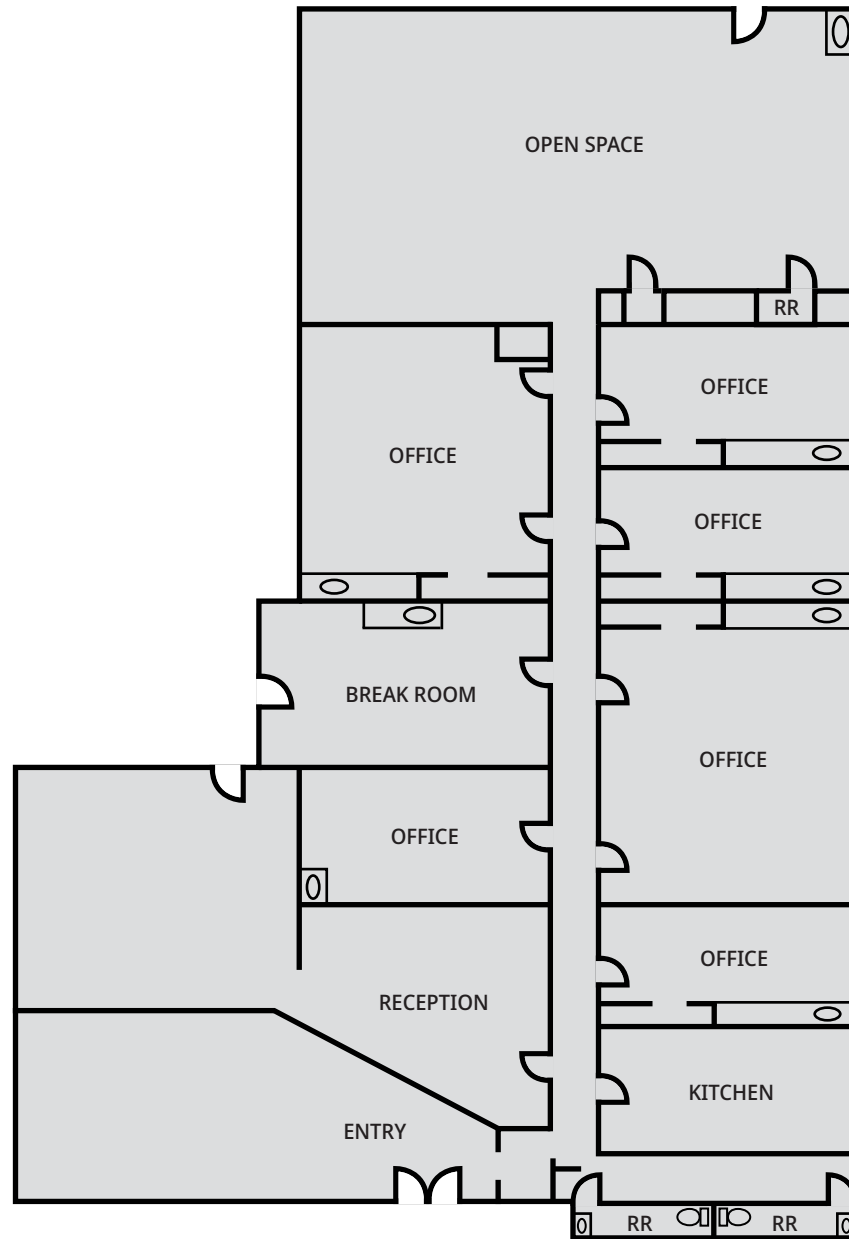
Giana Olivieri
Senior Vice President
LIC. #01973774
(661) 616-4453
giana@oliviericommercial.com



SUBJECT SITE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Logos are for identification purposes only and may be trademarks of their respective companies.



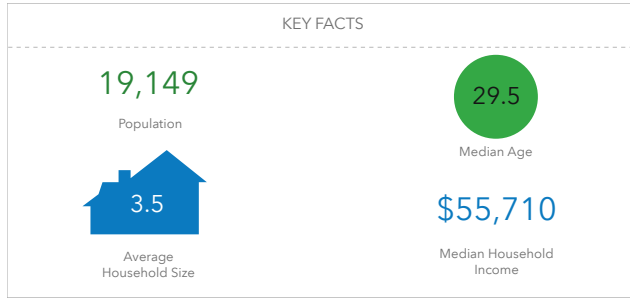


*Floor plan not to scale

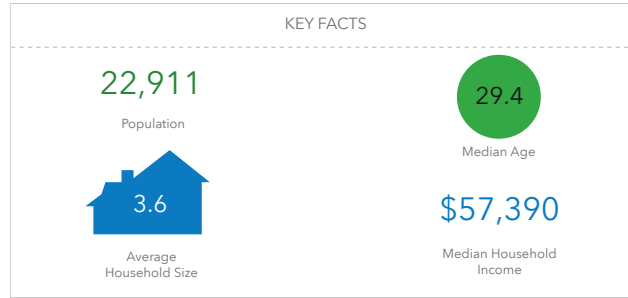




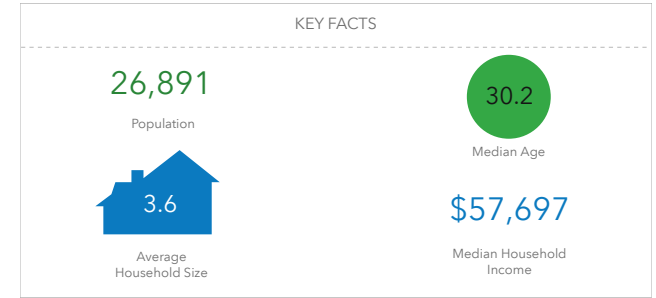
1-Mile Radius



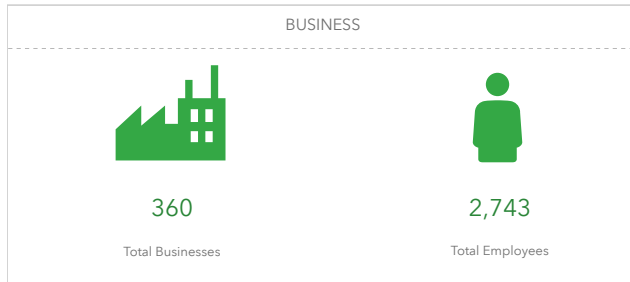
3-Mile Radius



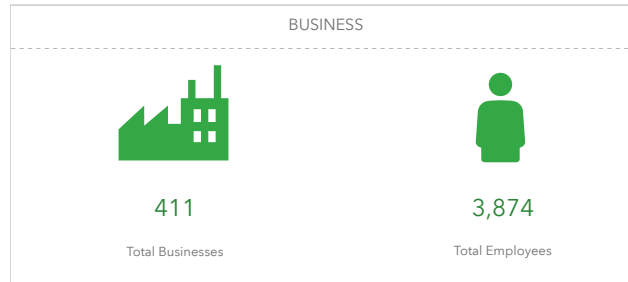
5-Mile Radius



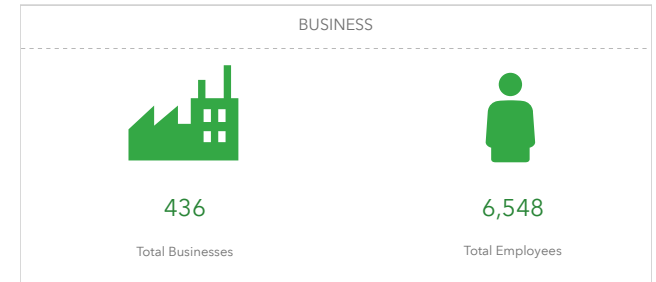
BUSINESS



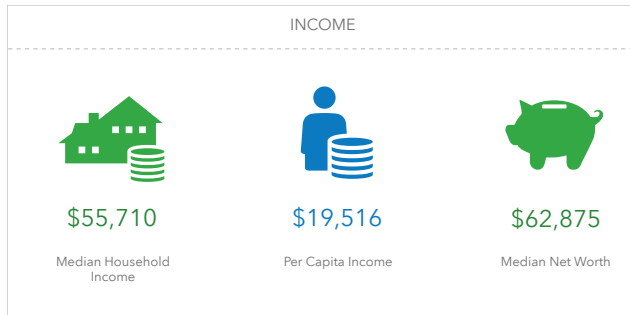
BUSINESS



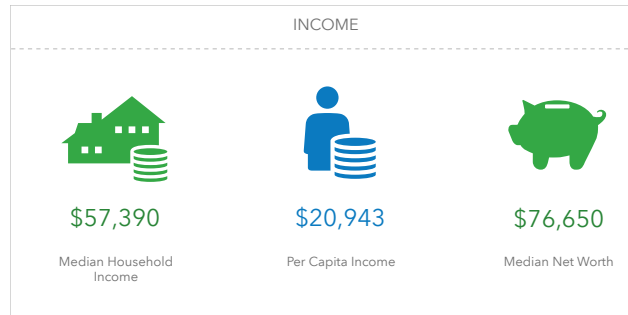
BUSINESS



INCOME



INCOME



INCOME

