



For Sale

Former Preschool

18132 Yorba Linda Blvd. Yorba Linda Ca. 928862



Features:

- ② 16 Parking spaces and 1 ADA Parking easy ingress/egress
- ② Prime frontage on Yorba Linda Boulevard
- ② Excellent street visibility and signage opportunities
- ② Directly across from the Richard Nixon Presidential Library and Museum
- ② Convenient access to major arterials and regional freeways
- ② 6 rooms with 1 kitchen, 3 restrooms, and 8 exit doors
- ② Playground area approx. 70 Feet by 39 Feet with a Patio Cover area of Approx. 28x35 Feet
- ② Centrally located near schools, parks, and community amenities
- ② Rare opportunity in a highly desirable Yorba Linda location
- ② Potential use: Animal Hospital, Community Care Facility, Family Day care, Farm/Ranch Commercial, Kennel, Nursery, Supportive Housing, Transitional Housing, Tennis/Swim Club, Community Care, Church.



APN: 343-582-01

is a total of approx. 10,019 SF Lot with a building of approx. 2,600 SF

APN: 343-582-02

is a total of approx. 8,276 SF Lot used for parking

For Sale \$2,500,000



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