



2 COMMERCIAL BUILDINGS FOR SALE ON MAIN CORRIDOR

BIG BEAR LAKE | CA

41609 & 41619 Big Bear Boulevard

BIG BEAR LAKE | CA

4,207Sq. Ft.*
\$1,398,680



Attention Investors! ****Prime Big Bear Commercial Investment – Fully Leased with Upside Potential *** This rare opportunity features two professional/commercial buildings on a 20,000 sq. ft. level lot along Big Bear's highly visible Main Corridor, ideally located between the Village and Snow Summit Ski Area. **PROPERTY AND BUILDING DETAILS:** Two-story Multi Suites: 5 units totaling approx. 2,142 sq. ft. (4 leased, 1 currently available) Single-story building: approx. 1,500 sq. ft. (leased) Flexible professional use zoning Ample on-site parking and easy accessibility HVAC New Roof Public Utilities Frontage on Main Road **ZONING AND USE:** General Commercial Zoning Office, Professional use to accommodate a broad range of retail, office, service, serving both local and regional customers **FINANCIAL AND INVESTMENT INFO:** Total NOI: \$59,707.20 Cap Rate: approx. 4% Income potential: Immediate cash flow from leased units; additional upside by leasing the vacant unit Long-term leases with current rents paid provide a reliable, low-risk investment Turnkey, income-producing property ideal for investors **LOCATION HIGHLIGHTS:** High-traffic, high-visibility Main Corridor Close proximity to Big Bear Village, Snow Summit Ski Area, and local amenities Strong commercial area with consistent customer and tourist traffic **SPECIAL FEATURES:** Excellent signage and exposure opportunities for tenants Level lot with potential for improvements or expansion Secure, low-maintenance investment with a mix of leased units This property offers a well-positioned, income-producing asset in one of Big Bear's most desirable commercial locations, providing stable cash flow now with room for increased returns.



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