



CALBRE# 02051182

PRICE REDUCED!

Office Building For Sale

44751 VILLAGE CT, PALM DESERT, CA 92260

WMA

SALE PRICE: \$1,550,000

FOR MORE INFORMATION CONTACT:

BRIAN WARD

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CalBRE #01212003

MICHAEL MEADE

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CalBRE #01480973

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OFFERING SUMMARY

Building Size:	5,796 SF
Price / SF:	\$267.43

PROPERTY OVERVIEW

Wilson Meade is pleased to offer this attractive professional office building for sale in the sought-after Palm Desert-Indian Wells business district just off Highway 111. This two suite building has an in-place 3,375 SF insurance brokerage firm lease back with up to 5 years term and a vacant 2,421 SF suite with an excellent floor plan. Rarely available in this sub-market, this property offers an opportunity for an owner-user or investor.

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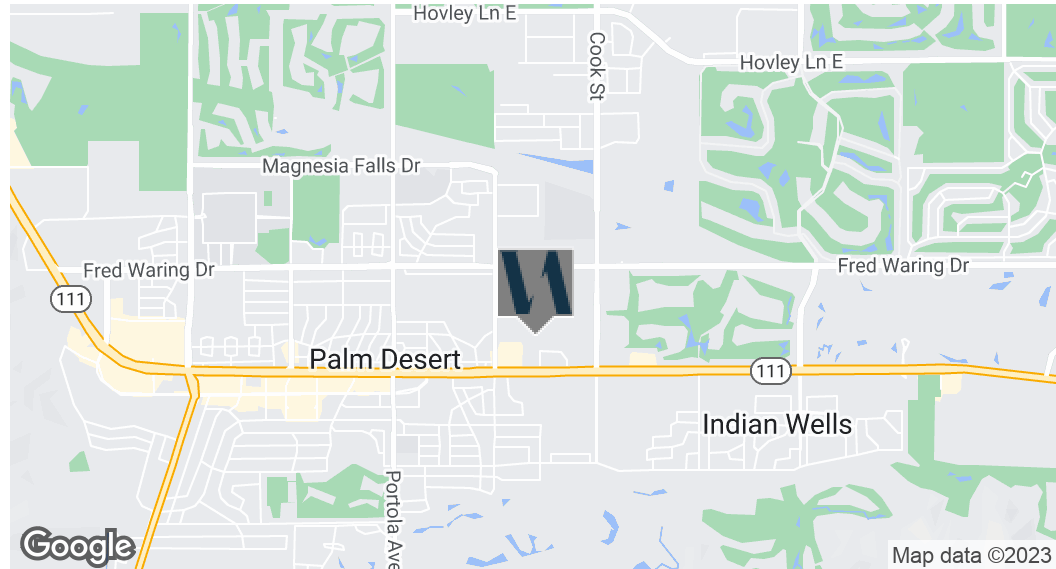
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PROPERTY HIGHLIGHTS

- 5,796 SF building on a 0.52 acre parcel
- Well maintained with high-image, professional architecture
- 3.45: 1,000 parking with concrete driveways and covers stalls
- In the heart of the in-demand Palm Desert-Indian Wells market
- Available unit has reception, conference, 6 offices, kitchen and 2 restrooms
- Investor or owner-user opportunity

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,102	22,173	37,252
Total Population	9,685	46,897	79,671
Average HH Income	\$94,372	\$96,585	\$100,413

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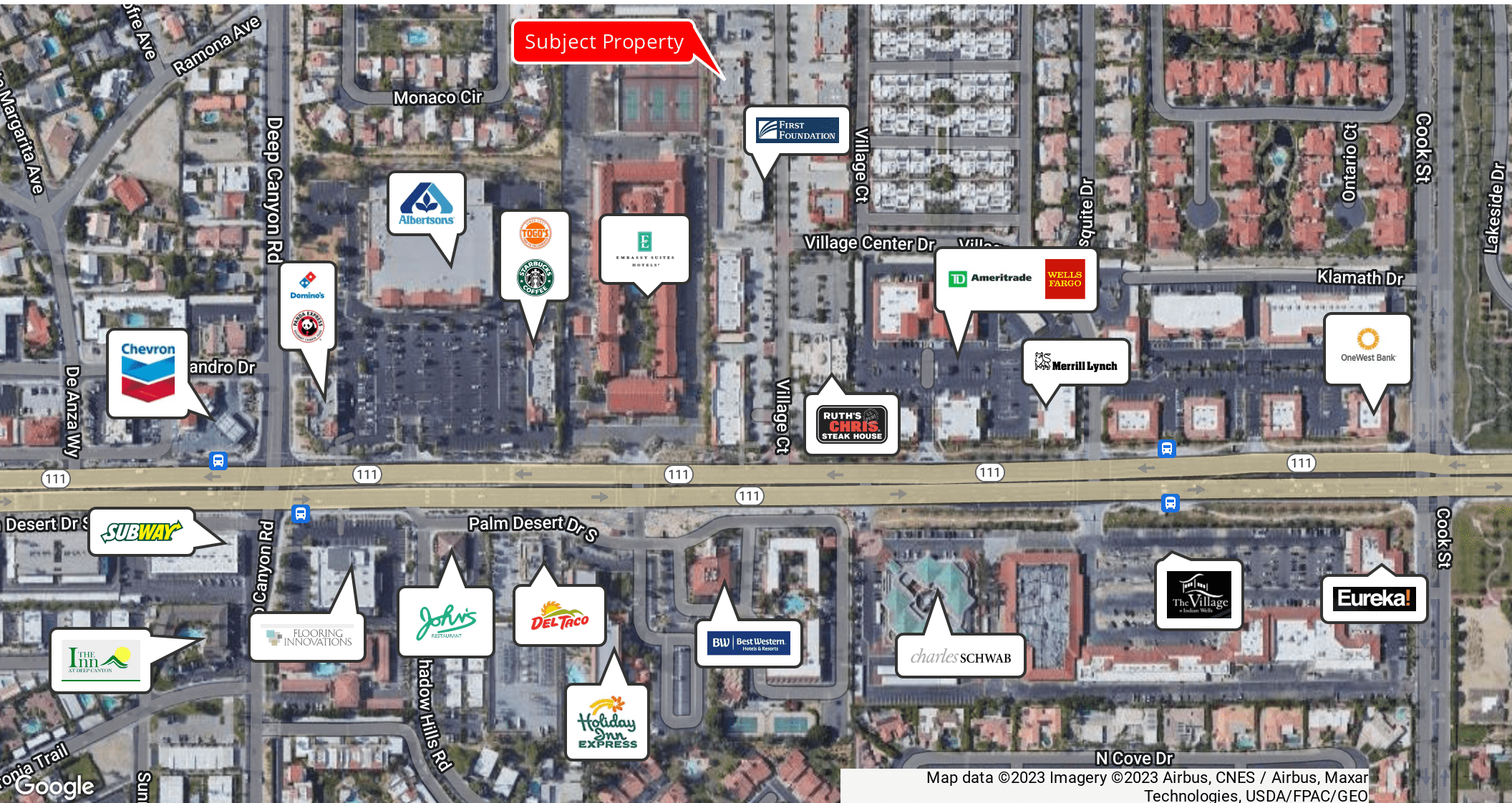
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