



OFFICE BUILDING FOR SALE

VALLEY BUSINESS CENTER - EXECUTIVE OFFICE SUITES

582 W VALLEY BLVD, COLTON, CA 92324



COMMERCIAL REAL ESTATE

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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CalDRE #01301532

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	9,928 SF
Available SF:	
Lot Size:	12,750 SF
Price / SF:	\$80.58
Year Built:	1980
Market:	Inland Empire

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PROPERTY OVERVIEW

+/- 9,928 Sq. Ft. Two story office building located on a +/- 12,750 Sq. Ft. Lot at the southeast corner of W. Valley Blvd. and N. 3rd St. in Colton. Currently only 4 units out of 21 are leased. Each office suite has exterior entry from an exterior walkway facing the interior courtyard/parking area. Some Private Garages are available for additional income

LOCATION OVERVIEW

Located on the South East Corner of W Valley Blvd & N 3rd Street - Close to the Rancho Ave. on/off ramp of the Interstate 10 Freeway. The site is on the North Side of the 10 Freeway and just west of the 215 freeway.

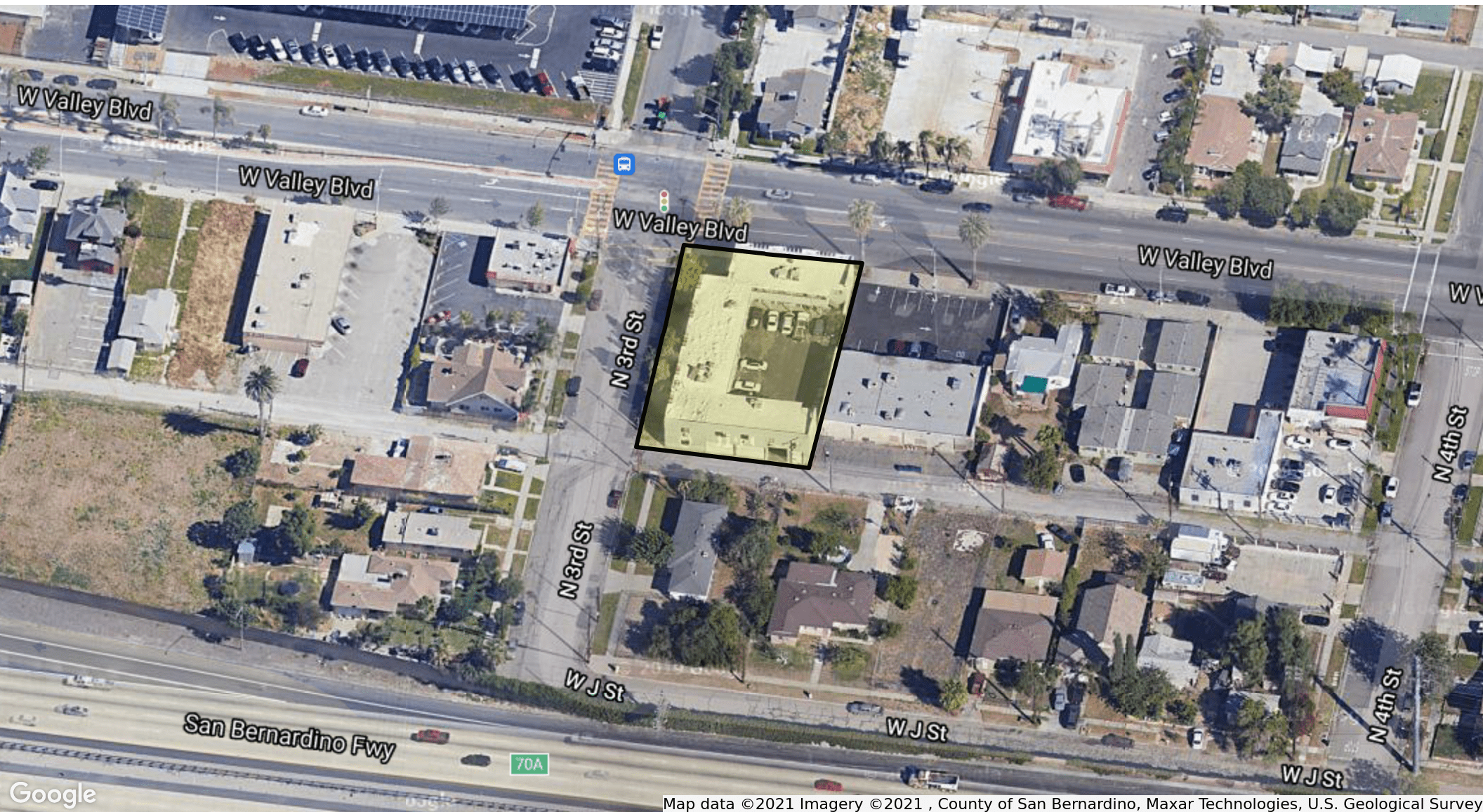
PROPERTY HIGHLIGHTS

- Lowest Price per sq. ft. Bldg in Colton
- High Vacancy - Major Upside
- Situated on a Signalized Corner
- Separate Electric Meters for each unit



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AERIAL MAP



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LOCATION MAPS



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ADDITIONAL PHOTOS



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