

# FOR SALE

**\$119,000 (\$158.67 SF)**

**8820-8822 Troy St.**

**Spring Valley, CA**



**VENTURE PACIFIC  
COMMERCIAL SERVICES**

**JASON LIPOVSKY**  
B 858-538-7774  
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.  
However, this information is not guaranteed and should be verified. DRE #01443834

[JASON@VENTURE-PACIFIC.NET](mailto:JASON@VENTURE-PACIFIC.NET)

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## DESCRIPTION

TWO UNIT RETAIL BUILDING OFFERING!!! This asset is comprised of two attached store front retail spaces in the heart of Spring Valley, in San Diego County. Located on a heavily traveled thorough street, this building consists of two shell retail spaces totaling 750 square feet on a lot totaling 3,049 square feet. This highly desirable property features three parking spots, two restrooms, and a large enclosed yard. Situated in one of Spring Valley's main commercial arteries, this building offers easy access to the 54, 125, and 94 FWY's. The current build out would accommodate an array of retail uses. Opportunities like this one rarely becomes available in Spring Valley!

## PROPERTY SPECIFICS

<b>APN</b>	<b>503-273-44-00</b>
<b>Property Type</b>	<b>Retail</b>
<b>Zoning</b>	<b>Commercial</b>
<b>Building SF</b>	<b>750 SF</b>
<b>Lot SF</b>	<b>3,049 SF</b>
<b>Units</b>	<b>2</b>
<b>Restroom</b>	<b>2 (1 Per Unit)</b>
<b>Parking</b>	<b>3</b>

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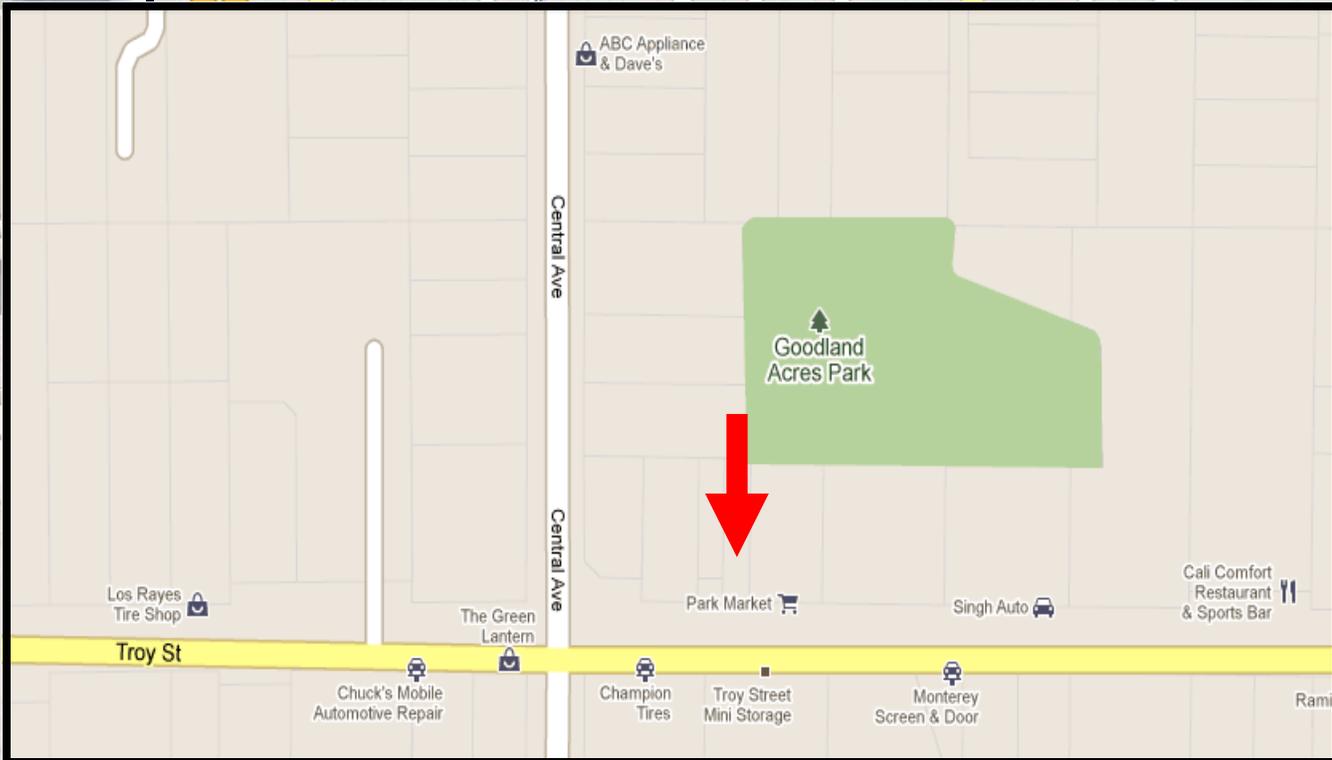
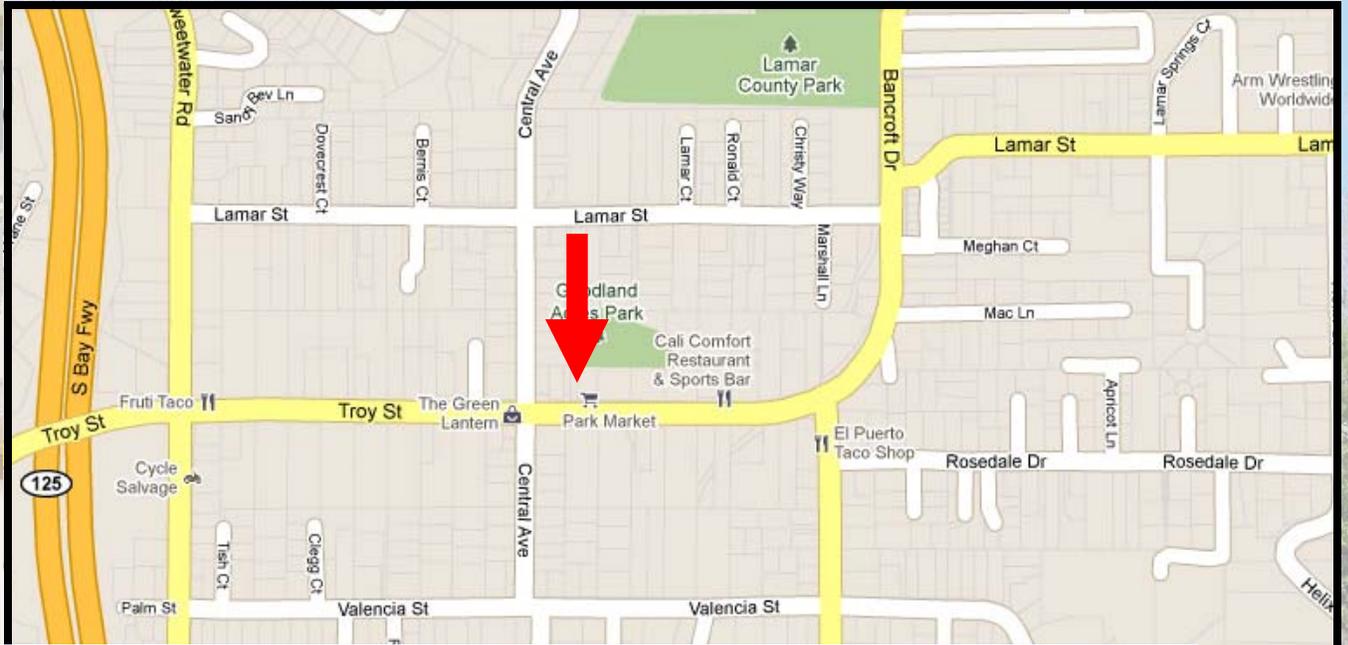
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MAPS



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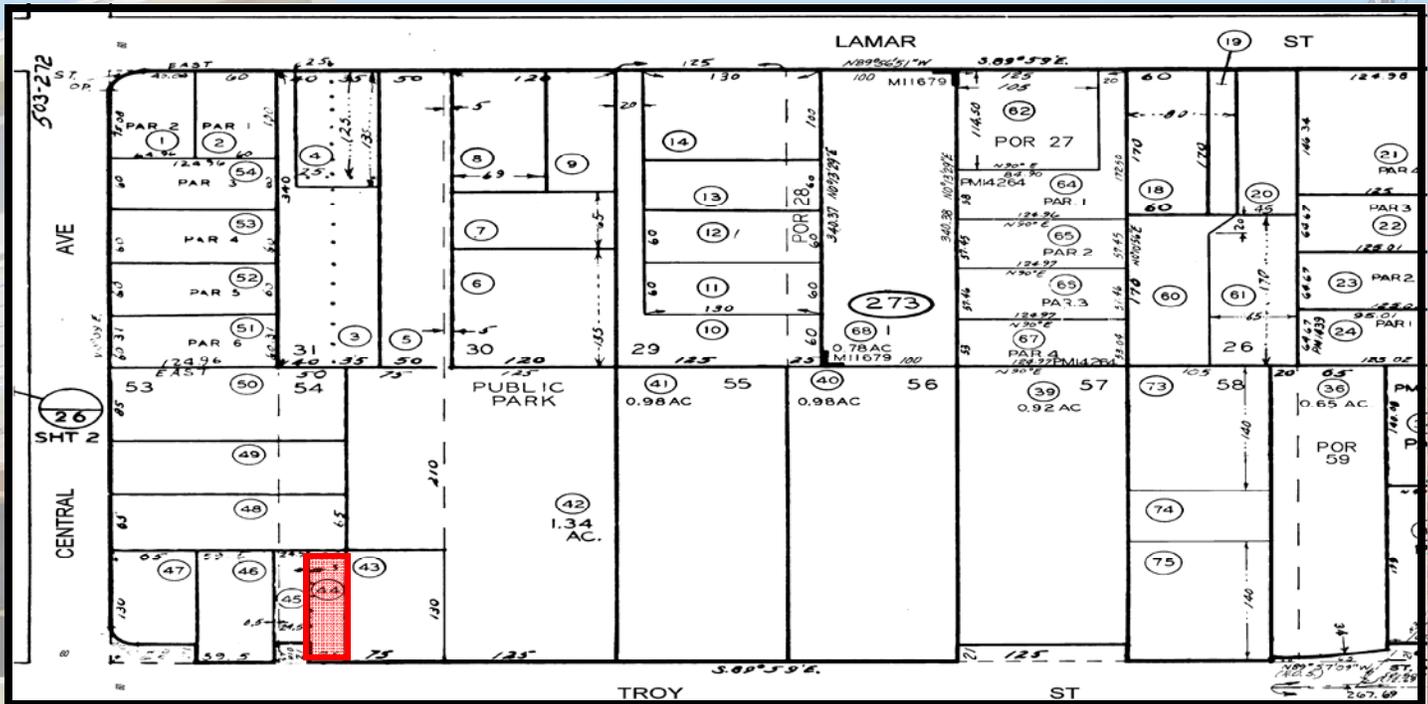
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## AERIAL MAP & PLOT MAP



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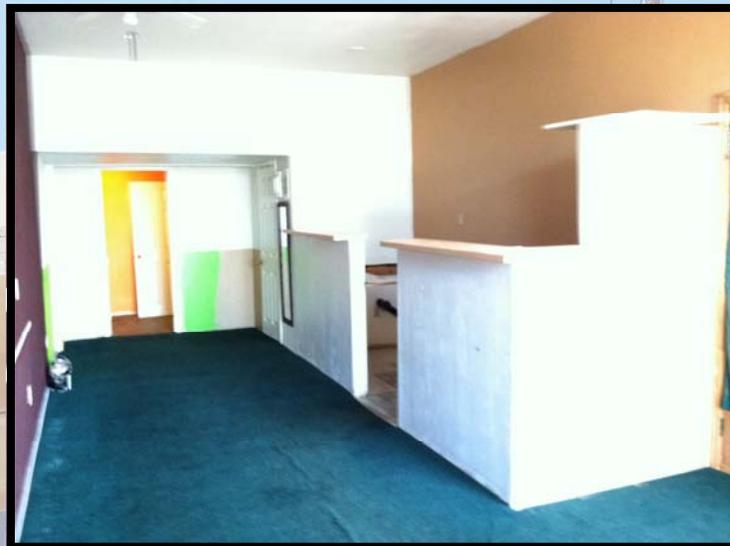
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**ENCLOSED YARD**



**8822 RETAIL UNIT 8820**



**RETAIL UNIT 8822**



**ENTRY WAY 8822**

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