

FOR SALE

\$449,000

8637-8639 TROY STREET

SPRING VALLEY, CA



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
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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

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DESCRIPTION

BANK OWNED COMMERCIAL/INDUSTRIAL OFFERING!!! This building is comprised of a 1,500 square foot office situated on a large fully enclosed 42,688 square foot asphalt parcel. This property features an unpermitted detached 2,550 square foot warehouse with four grade level roll-up doors, an office, and a bathroom. Situated on one of Spring Valley's main commercial arteries, this building offer easy access to both the 125 and 94 freeways. The current build out and C-36-D1 zoning can accommodate an array of retail and commercial uses including but not limited to automotive repair and services, custom manufacturing, storage, and more! This property would be ideal for an owner-user. Opportunities like this rarely become available in Spring Valley!

PROPERTY SPECIFICS

APN:	503-280-07-00
Property Type:	Commercial/Industrial
Zoning:	C-36-D1
Office Size:	1,500 SF
Warehouse Size:	2,550 SF
Lot Size:	42,688 SF
Roll Up Doors:	4 doors — 12' 1" (W) x 13' 5.5" (H)
Warehouse Height:	13.5 ft minimum
Offices:	4
Baths:	3
Highways:	Interstates 125 & 94
Fully Enclosed:	Yes
Parcel Finished:	Asphalt

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**AERIAL
VIEW**



**BIRDS EYE
VIEW**



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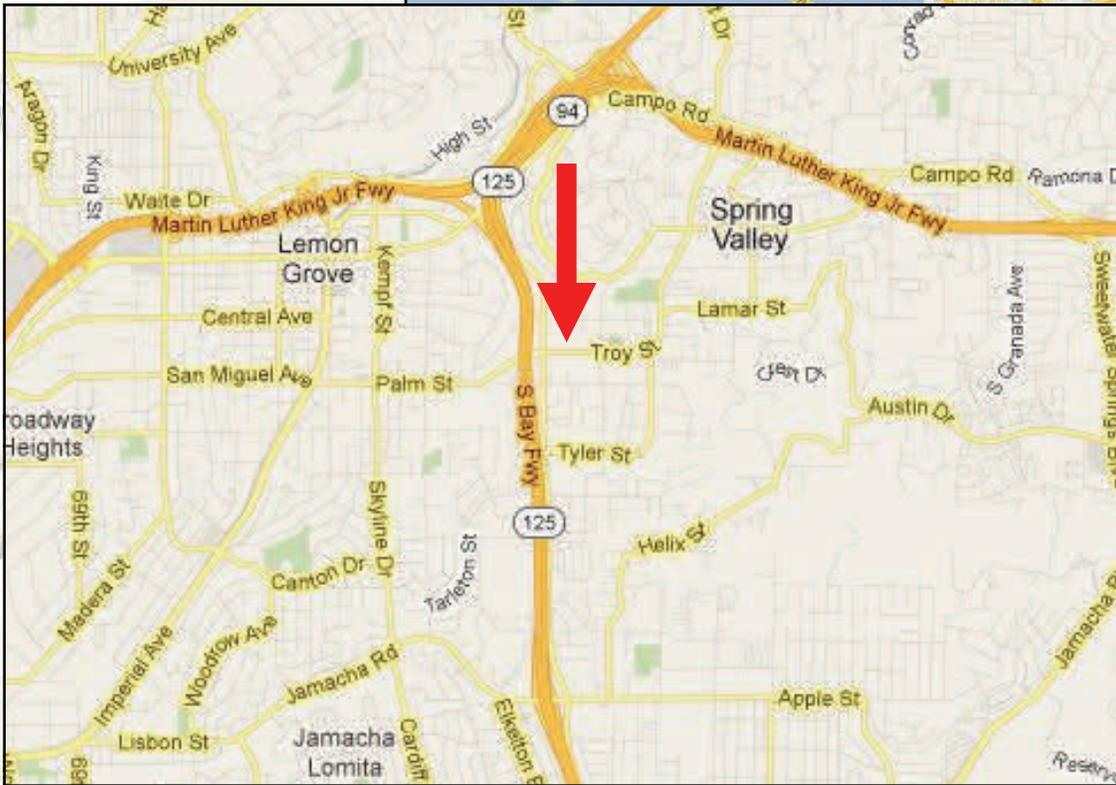
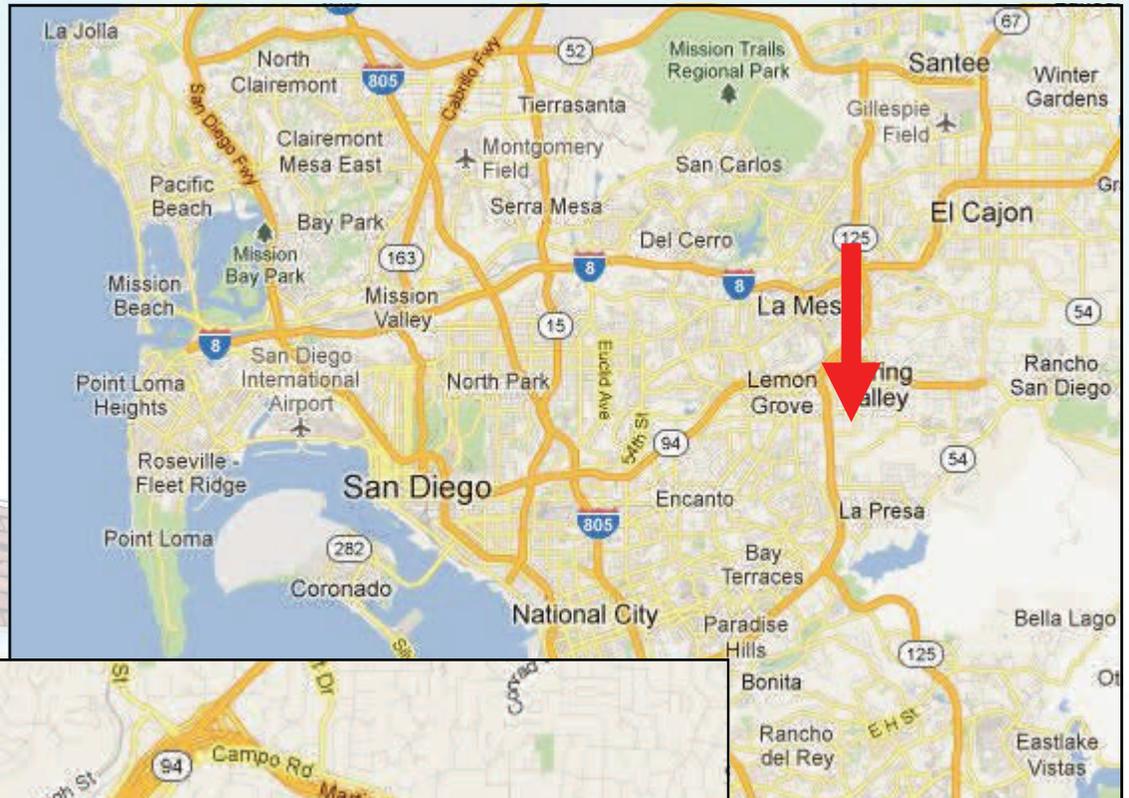
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MAPS



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