

# For Sale

## 5,264 SF Commercial Building on Large Lot

12244 Woodside Ave., Lakeside, CA 92040

### Property Description:

- ◆ Building - 2,000 Sf
- ◆ + Unpermitted Space - 3,264 Sf
- ◆ Lot - 26,136 Sf

### Property Features:

- ◆ Available For a Owner User or an Investor.
- ◆ Owner Willing to Lease Back From Buyer for \$6,000 +NNN / Month. If Lease Back is Not Desirable, Owner Will Move Out By Close of Escrow.
- ◆ Unpermitted Space consists of building addition and 7 8'x40' Storage Containers. Space is fully enclosed with power and lights to each container.
- ◆ Fenced Side Yard

### Location:

- ◆ Located Just South of the 67 East of the Winter Gardens Blvd Exit

### Zoning:

- ◆ C-36 General Commercial Zoning Allows for General Retail Sales and Services

### APN:

- ◆ 394-101-19-00

**For Sale: \$1,440,000**



## WIESE & ASSOCIATES

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Woodside Ave.

