

FOR SALE

# Retail/Restaurant/Office Building for Sale

## NWC Haven Avenue & 4th

RANCHO CUCAMONGA, CA



### FEATURES:

- Prime corner location
- Pad for a  $\pm 7,500$  sf restaurant
- $\pm \$200,000$  of existing improvements complete which include landscaping, parking lot, grading, utilities, etc.
- 75 parking spaces for restaurant use (verify)
- High visibility location
- Possible two story  $\pm 15,000$  sf office building site
- Medical use possible
- Great opportunity for development or owner user
- Traffic counts at Haven x,xxx and Fourth x,xxx

**Sales Price \$1,045,000**



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

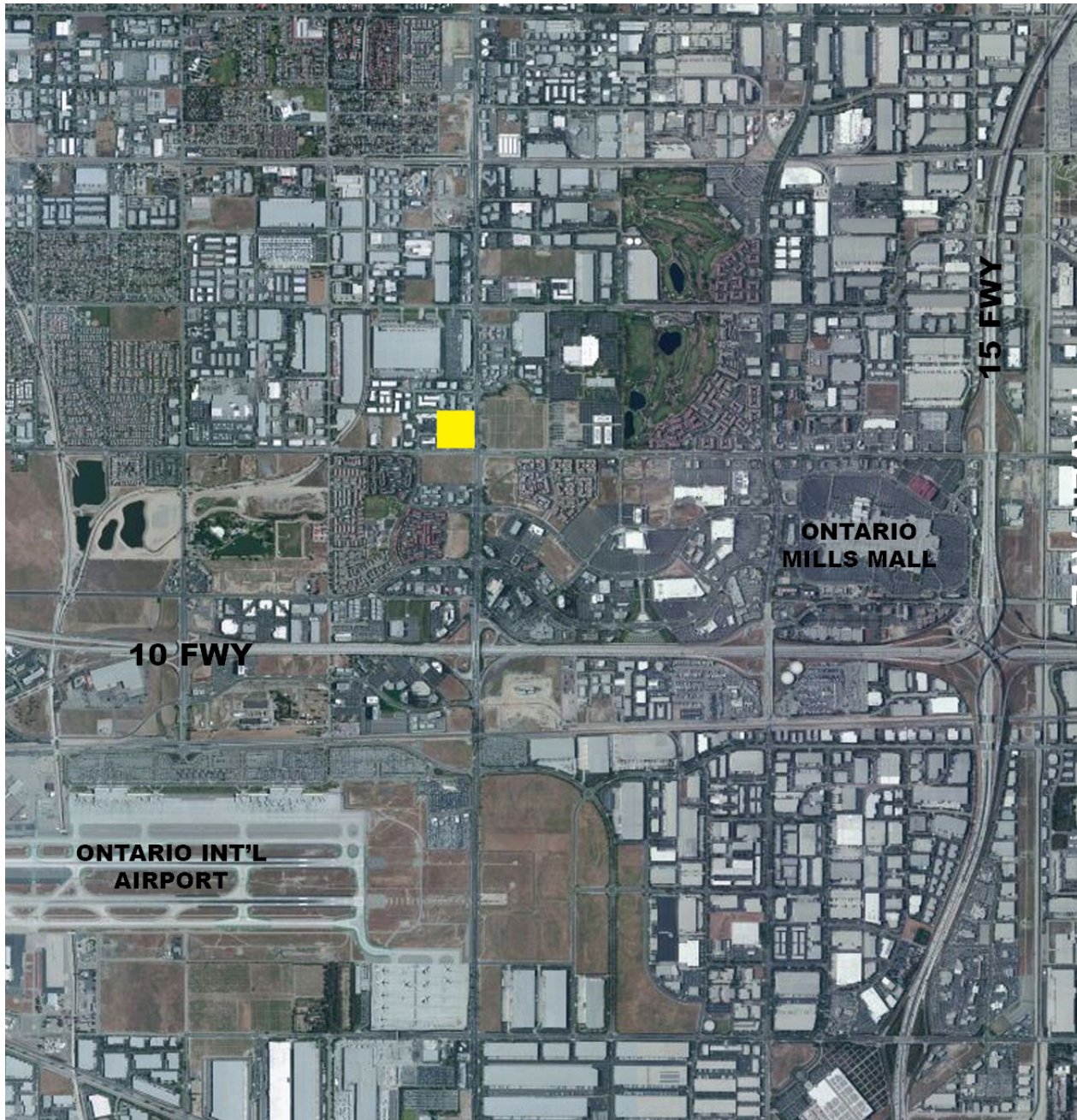


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