

KEARNY MESA COMPLEX

8947 COMPLEX DRIVE, UNIT C • SAN DIEGO, CA 92123

FOR SALE



± 481 SF OFFICE CONDOMINIUM AVAILABLE FOR SALE

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Voit

REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

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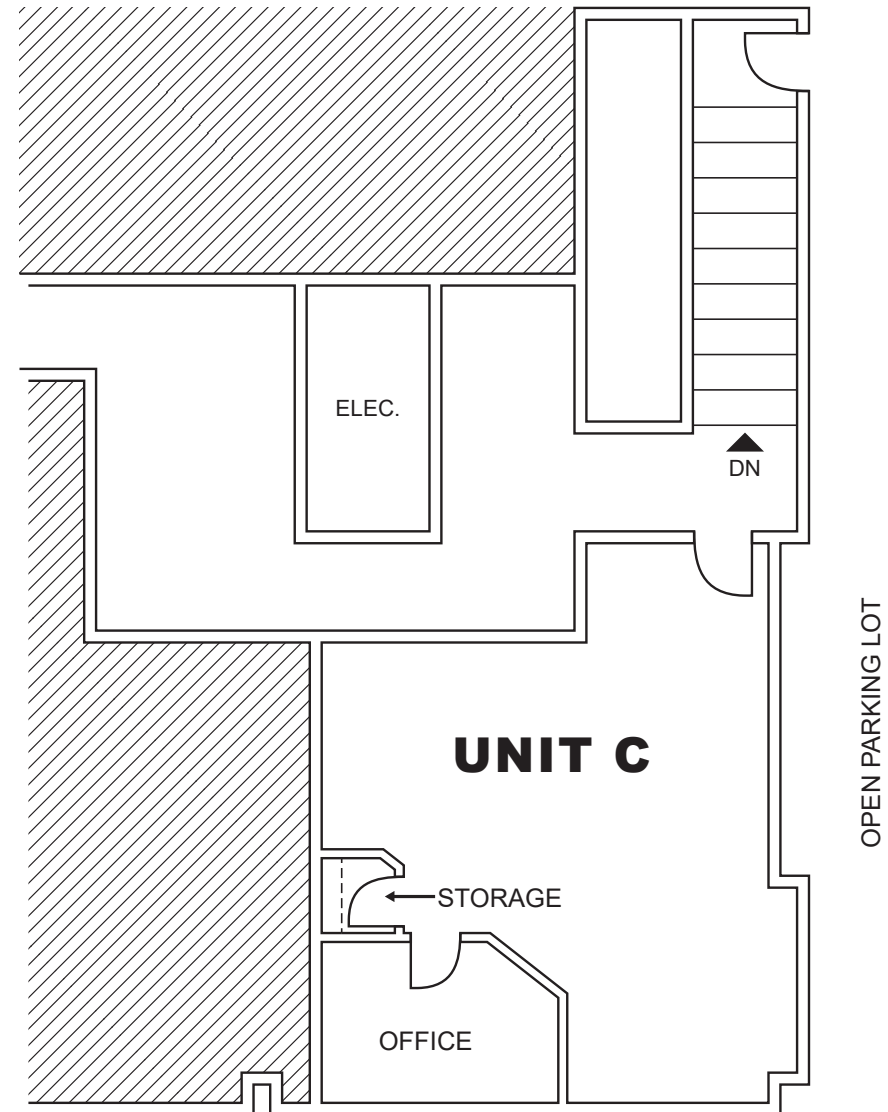
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PROPERTY FEATURES

- » ±481 SF Office Condominium Available For Sale
- » Asking Price \$228,475 (\$475 PSF)
- » HOA dues are approximately \$109 per month plus electricity, includes roof maintenance / replacement, exterior maintenance, water / sewer, trash, landscaping, parking lot maintenance / repair, and master insurance policy. Please note HOA dues are subject to change annually based on the KMCOA budget.
- » Attractive second floor office condominium with good natural light, common area restrooms, “Creative Office” space with exposed ceiling and ducting, (1) private office, storage room, and open area.
- » “Plug and Play” fully furnished unit
- » Upgrades planned for common area restrooms and hallways
- » Separate package unit / HVAC
- » On-site restaurant
- » Heavy fiber / multiple carriers to the building
- » IL-2-1 Zoning (Medical allowed)
- » Parking ratio approximately ±2.7/1,000 SF



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SITE PLAN



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