

1580 N. 2nd Street



MEDICAL OFFICE FOR SALE

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1580 N. 2nd Street is a medical office building located between the two densely populated cities of Lakeside and El Cajon. Located prominently on the highly trafficked 2nd Street corridor, the property has great access to local retail as well as Interstate 8, which provides easy access to all of San Diego County. The property has a great presence from the street and sits nicely on a hard corner, allowing for high visibility to local traffic of approximately 17,065 cars per day (2012).

BUILDING FEATURES

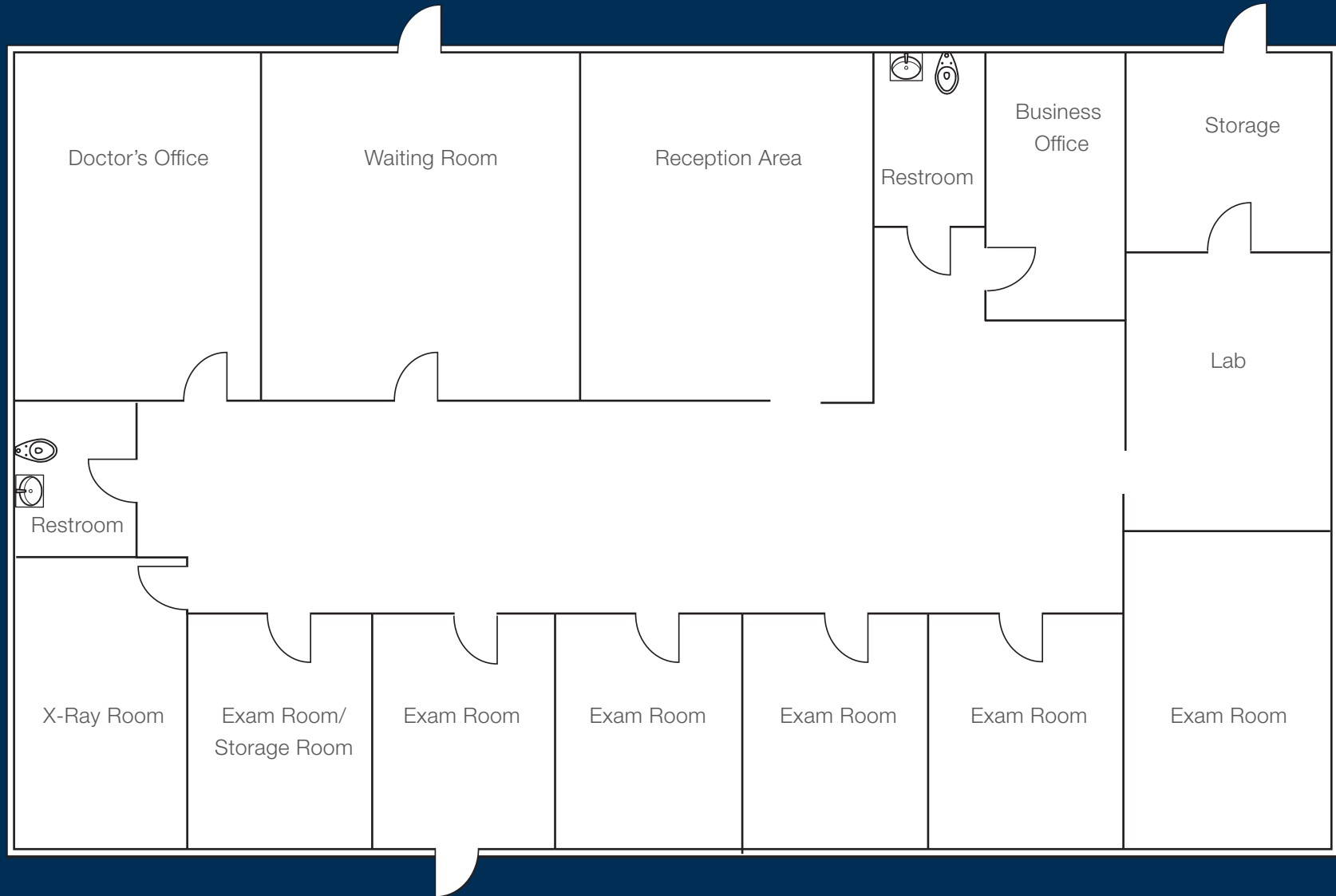
- Ideal Owner/User Opportunity
- Approximately 2,324 Square Feet
- Land Area: 13,314 SF (0.28 AC)
- One Story Building
- Built in 1985
- Zoning: O-P (Office Professional)
- APN: 484-042-16-00
- Parking Ratio: 5.16/1,000

ASKING SALE PRICE

**\$625,000 (\$268.93 PSF)
OR BEST OFFER**



FLOOR PLAN



1580 N. 2nd
Street

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Greenfield Drive

N 1st Street

N 2nd Street

Broadway

Main Street



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