



Lee & Associates Commercial Real Estate Services, Inc.- Riverside Corporate DRE #01048055 4193 Flat Rock Drive, Suite 100 Riverside, CA 92505

#### **RICH ERICKSON**

SENIOR VICE PRESIDENT 951.276.3637 rich.erickson@lee-associates.com DRE #01219183

#### **JENNIFER KAPUR**

SENIOR VICE PRESIDENT 951.276.3633 jkapur@lee-associates.com DRE #01054735

# FOR SALE <u>+</u>3,650 SF

#### PROPERTY OVERVIEW

3941 BROCKTON AVENUE, is a two story building of approximately 3,650 square feet located within the Downtown Specific Plan-Almond District allowing many uses. The building has high-end finishes throughout and features a spacious down stairs entryway/lobby, 10 offices, conference room, two restrooms, and an interior stair case to the upstairs offices with a fully improved and lighted parking lot totaling 15 spaces and additional street parking. The property is located less than 1/2 mile from the Mission Inn.

#### **OFFERING SUMMARY**

Sale Price \$950,000

Price/SF: \$260.27

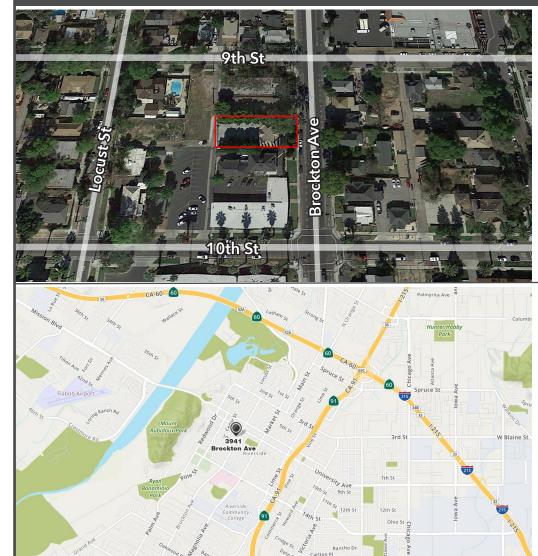
Lot Size: 3,650 SF

APN: 214-302-014

Year Built: 2003

Building SF: 3,650 SF

### 3941 BROCKTON AVENUE | RIVERSIDE, CA

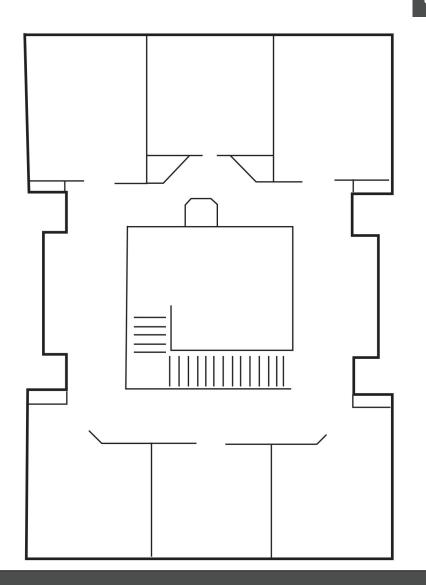


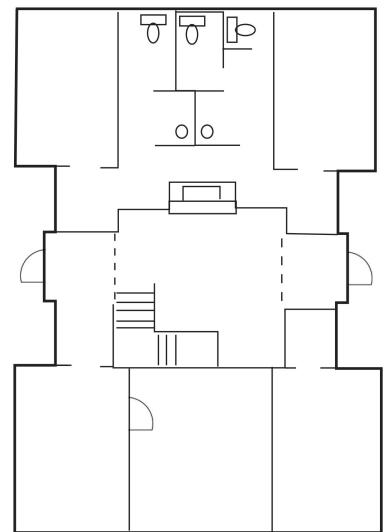


Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055 Contact Broker's: Rich Erickson, DRE #01219183 | Jennifer Kapur, DRE #01054735

# FOR SALE ±3,650 SF

### 3941 BROCKTON AVENUE | RIVERSIDE, CA





Not to Scale



Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100, Riverside, CA 92505 | Corporate DRE #01048055 Contact Broker's: Rich Erickson, DRE #01219183 | Jennifer Kapur, DRE #01054735

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.