

## FOR SALE - OWNER/USER OPPORTUNITY

3,650 SF Office/Commercial and Warehouse  
with Fenced Parking



**9911** **Maine Avenue**  
LAKESIDE, CA 92040

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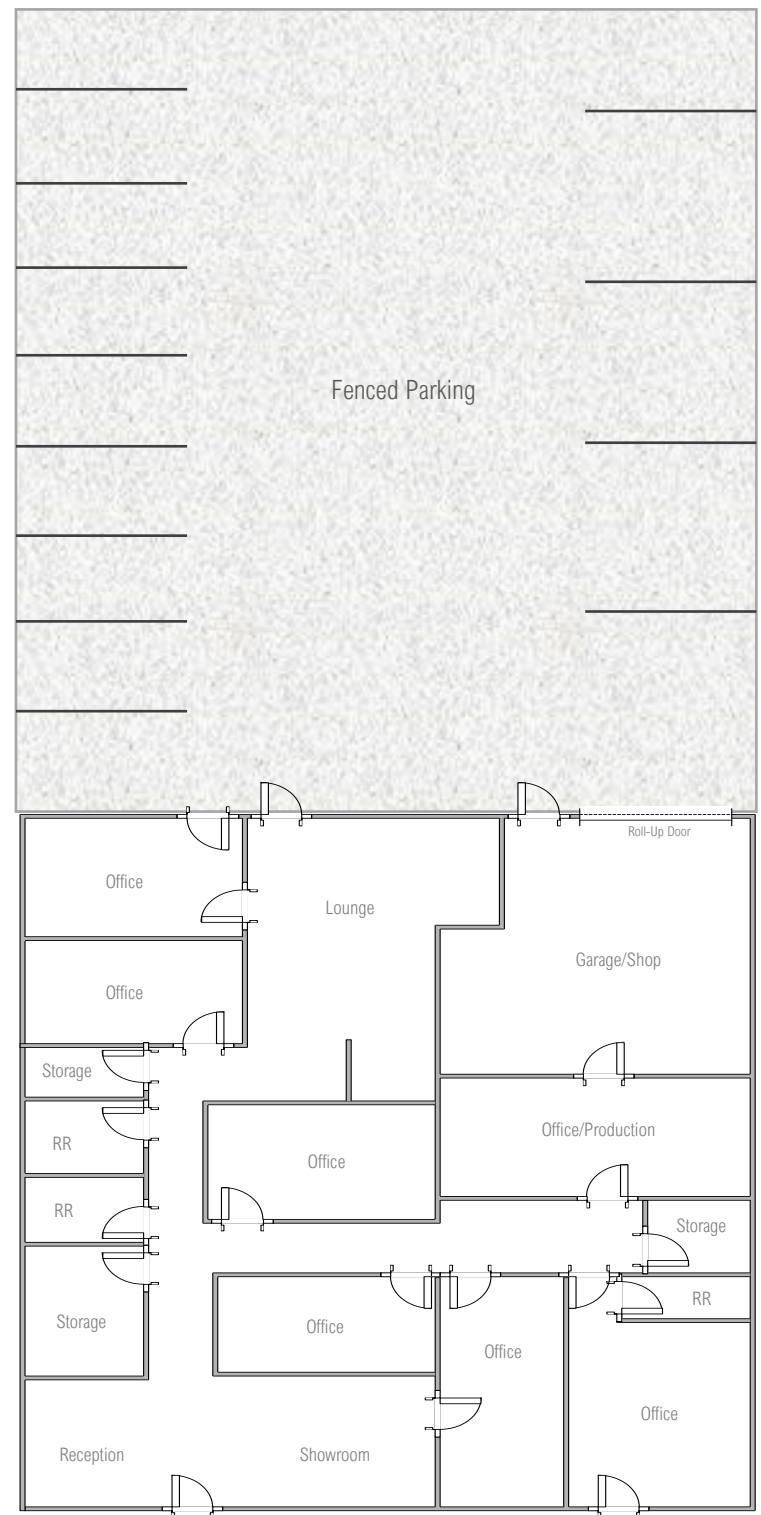




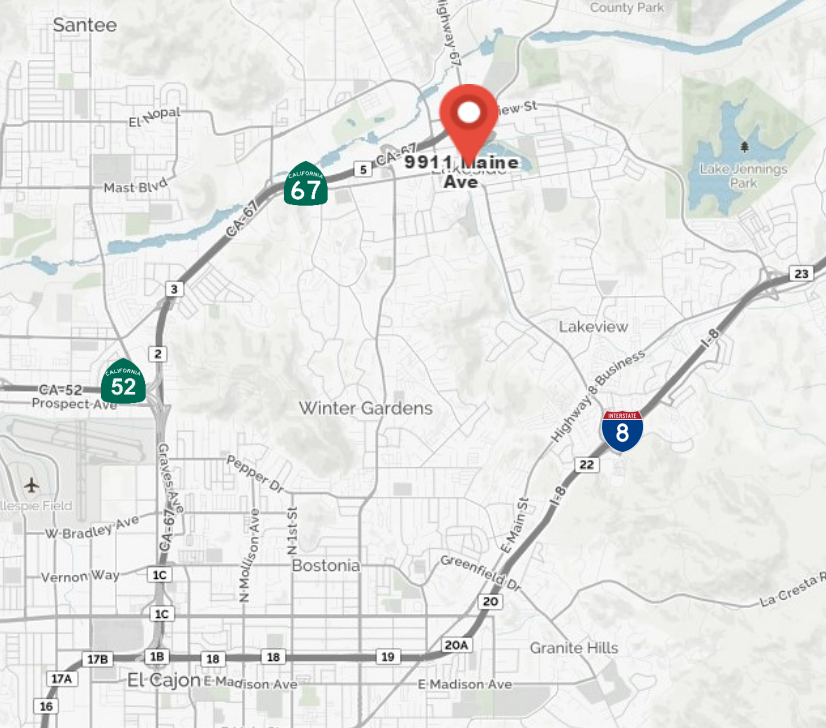


## Property Features

<b>ADDRESS:</b>	9911 Maine Avenue, Lakeside, CA 92040
<b>OVERVIEW:</b>	± 2,850 SF Office / Commercial ± 800 SF Warehouse ± 400 SF Bonus Mezzanine Storage ± 6,000 SF Fenced Parking Area 12' x 14' Grade Level Roll-Up Door
<b>APN:</b>	394-133-13
<b>ZONING:</b>	County of San Diego C-36 General Commercial
<b>POTENTIAL USES:</b>	Contractor's Office and Storage, General Offices Uses, Custom Manufacturing, Retail...and Many Other Uses
<b>ACCESS:</b>	Easy Freeway Access to Highway 67
<b>SALE PRICE:</b>	\$890,000







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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.