

FOR SALE | 6,000 SF OFFICE BUILDING | OWNER USER/INVESTOR

314 SOUTH MELROSE | VISTA, CA 92081

314-316

Located across the street from North County Superior Courthouse

Building Features

- An approximately 6,000 SF freestanding 2 story freestanding office building on .46 acres
 - 100% Build Out with private offices and common core: 2 conference rooms, 2 lobbies, 3 restrooms and 2 lunch areas
 - Lush landscape, upgraded exterior, panoramic views
 - Recently renewed and updated interior offices
 - 24 Parking Spaces (4/1,000)
 - Strong stable income, low vacancy
 - Walking distance to North County Courthouse
 - Walking distance to restaurants (Rubio's/Islands/ Starbucks)
 - Located at signal light for easy access to Melrose
 - Central North County location, direct access to Freeway
 - Asking Sale Price: \$1,900,000
- *Owner financing available

Ownership Benefits

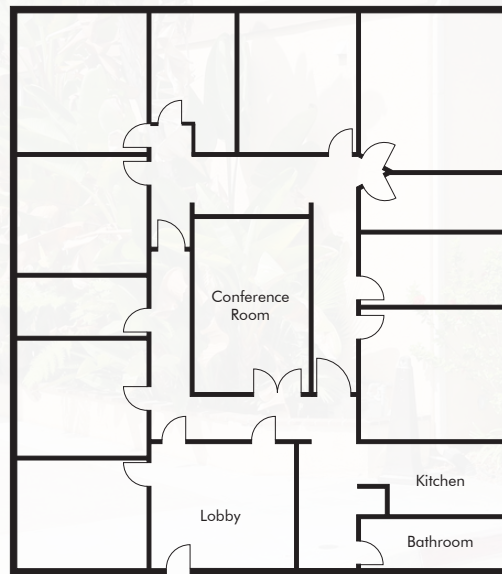
- Pride of ownership
- Tax advantage
- Occupy from 1,000-6,000 SF (flexible)
- Income from other tenants



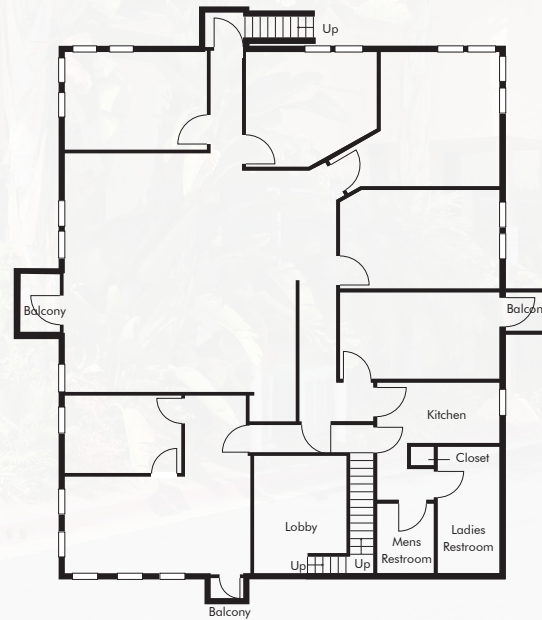
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First Floor



Second Floor



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