



# 5475 Lake Murray Blvd For Sale

5475 LAKE MURRAY BLVD INVESTMENT OPPORTUNITY  
LA MESA, CA 91942



# 5475 Lake Murray Blvd

# La Mesa, California



Asking Price: \$599,000

CAP Rate: 5%

Building Size: +/- 1,180 SF

Lot Size: Approx. 14,841 SF

Ownership: Fee Simple

Zoning: Commercial

## Investment Highlights

- Seller will sign a new long term lease (5-10 years) with Buyer commencing upon Close of Escrow
- High traffic location with over 16,000 average daily traffic volume (Lake Murray Blvd & Kiowa Dr)
- Enormous lot with ample off-street parking in the rear of property
- Current owner changed zoning from residential to commercial.

## details







contact

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