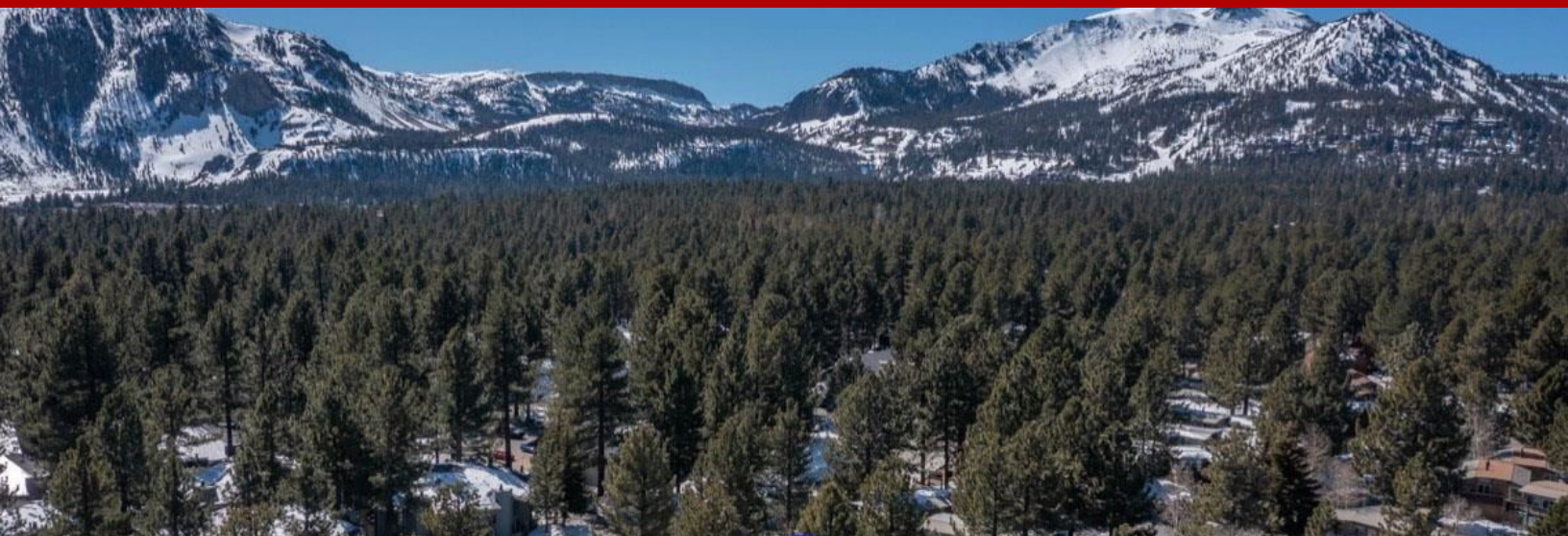


# Free Standing, Wood Frame, Multi-Use Building - Mammoth Lakes, CA



## 290306 Laurel Mountain Road, Mammoth Lakes, CA, 93546

Offered at \$1,200,000

Commercial business center, centrally located in Mammoth Lakes on the corner of Laurel Mountain Road and Sierra Nevada Road. 5,920 square feet of usable area (Includes common area, meeting space, and bathrooms) and 4,505 of leasable area. Property has a good/consistent rental history with professional occupants. 14 leasable spaces, a small conference room, utility room and common area. Roofs were replaced approximately 3 years ago. Rents are below market and new short-term leases in place as of 6.1.2022. This property sits two lots totaling approximately .57 acres of land. CAM charges are passed through to tenants, but estimated CAM for foot for the spaces are set at \$.65 and \$.75. Gross Rent and CAM Income for 2019, 2020, and 2021 was \$89,997, \$88,193 and \$86,226 respectively. 2022 Rent + CAM Income \$97,428.

0 Bedrooms

0 Bathrooms

5,920 sqft

0.57 acre (lot size)

Built: 1991



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