FOR SALE

26055
BOUQUET CANYON RD

SANTA CLARITA, CA 91350

SINGLE-TENANT VETERINARIAN



STRATTON
COMMERCIAL REAL ESTATE

STRATTONCRE.COM

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26055
BOUQUET CANYON RD

SANTA CLARITA, CA 91350

FOR SALE
$2,050,000.00
ALL CASH OR
CASH TO NEW LOAN



Robert Stratton
CEO/President - DRE #01182000
Cell: 661-212-5699
Robert@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



OFFERING SUMMARY

26055 BOUQUET CANYON RD

SINGLE-TENANT VETERINARIAN

Stratton Commercial Real Estate is pleased to present 26055 Bouquet Canyon Road, a fully leased retail investment located in the heart of Santa Clarita The property comprises approximately 5,735 square feet on a 0.32-acre (13,939 SF) lot and provides 22 surface parking spaces.

The property is currently leased to The Cat Doctor & Friends, an established veterinary practice with a long-standing presence at the property, and is being offered as a triple-net leased investment. The tenant has successfully operated from this location for many years, providing stable tenancy and an established business presence within the community. The location benefits from strong visibility and traffic along Bouquet Canyon Road, with approximately 37,589 vehicles per day reported along the corridor

With an established tenant, predictable NNN income, ample on-site parking, and a well-positioned Santa Clarita location, the property presents an attractive opportunity for investors seeking a stabilized retail asset. Contact Robert Stratton for more information.

BUILDING SQ.FT	5,735±
LOT SIZE SQ.FT	13,922±
YEAR BUILT	1980
APN(S)	2811-003-005
ZONING	SCM-X






EXIT

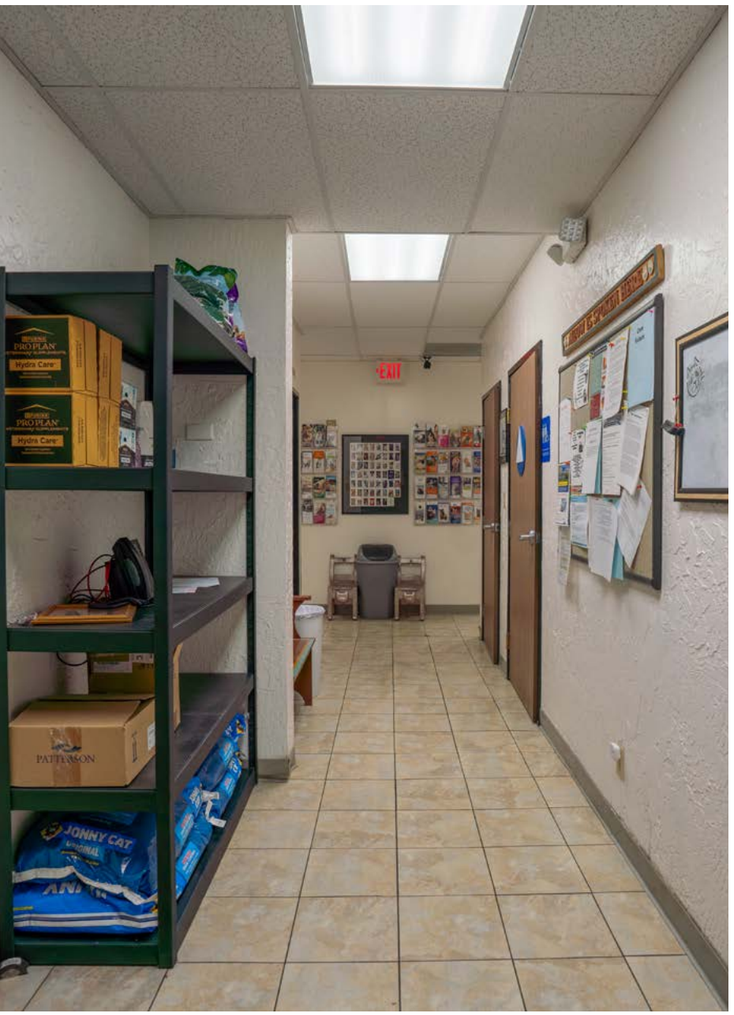

NO CASH ACCEPTED
Fave Winner
Eylikene
Keeping Happy Sim


EXIT


Sunday's Room






EXIT
PRO PLAN
Hydra Care
PATTERSON
JOHNNY CAT


IGLOO




EXIT



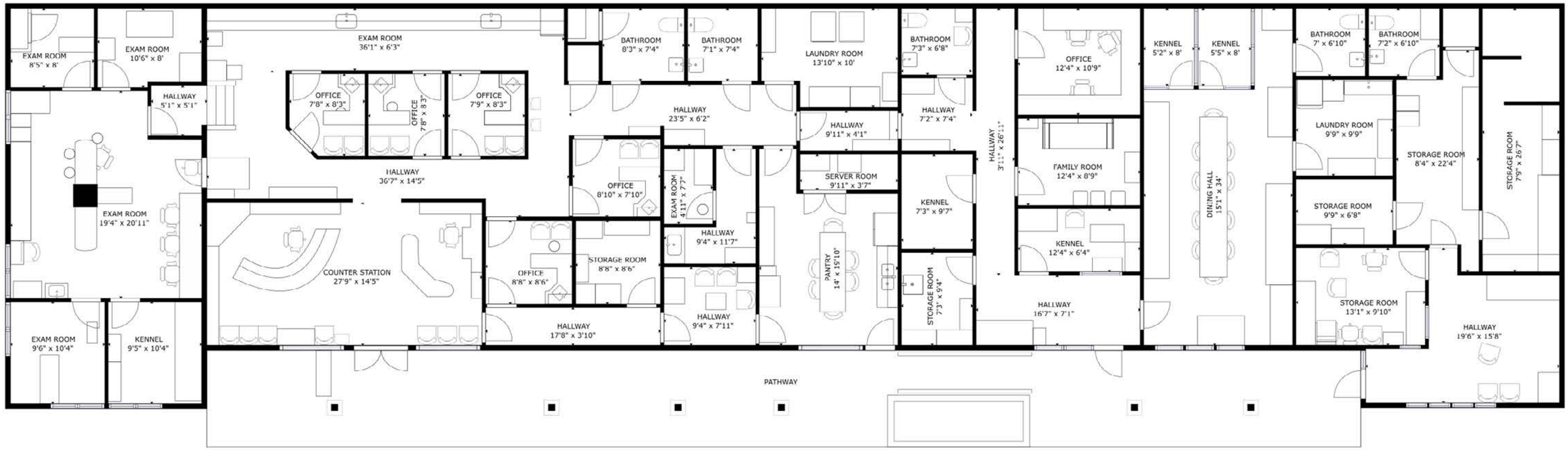

Enjoy.

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26055
BOUQUET CANYON RD

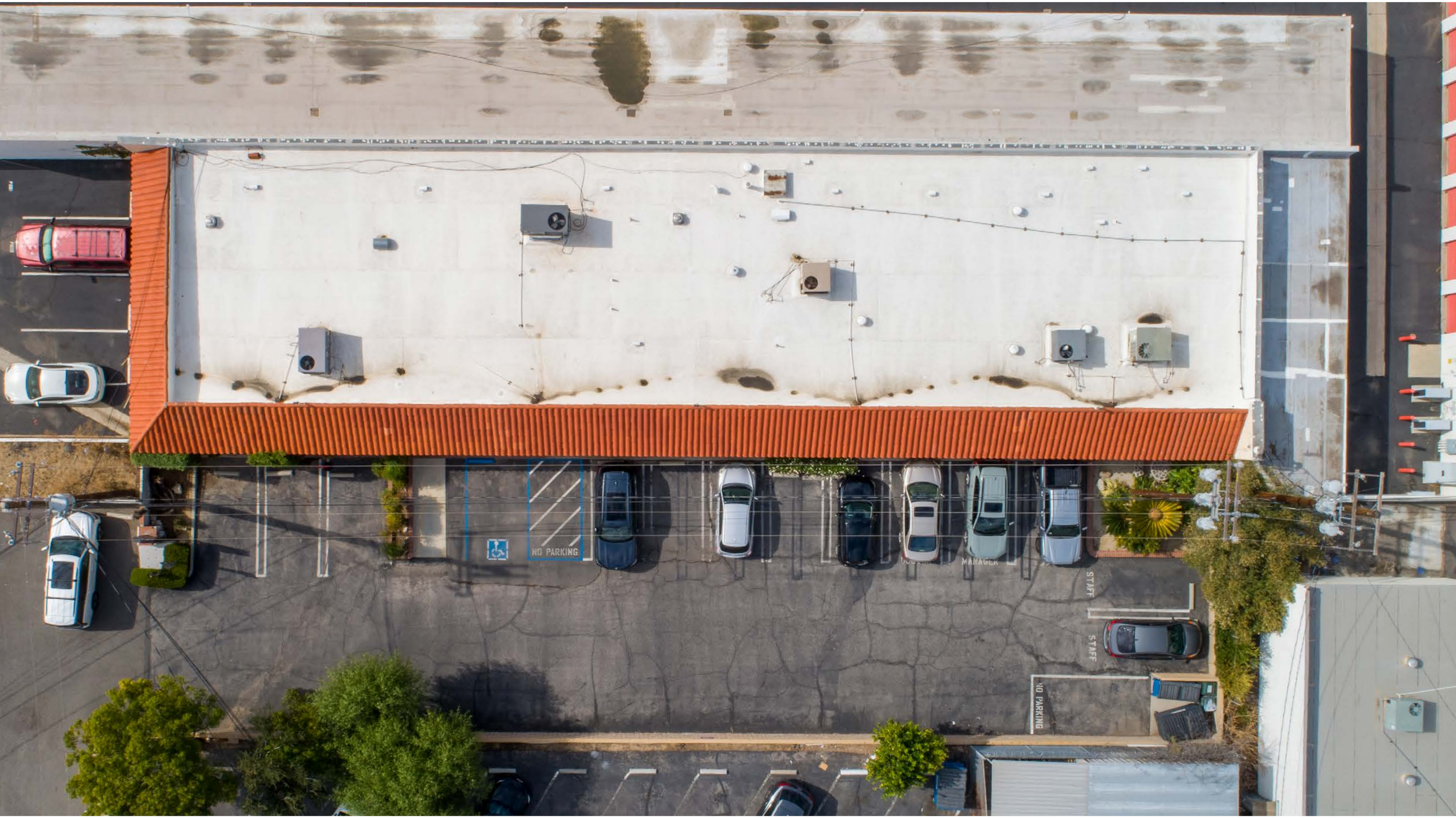
SANTA CLARITA, CA 91350

FLOOR PLAN



3D TOUR
SCAN, TAP or CLICK!

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NO PARKING
MANAGER
STAFF
STAFF
NO PARKING

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SANTA CLARITA, CA 91350

SINGLE-TENANT INVESTMENT FOR SALE

FOR MORE INFORMATION:



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