



22515 Alessandro Blvd

22515 Alessandro Blvd, Moreno Valley, CA 92553

kw SIGNATURE
KELLERWILLIAMS. REALTY



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22515 Alessandro Blvd

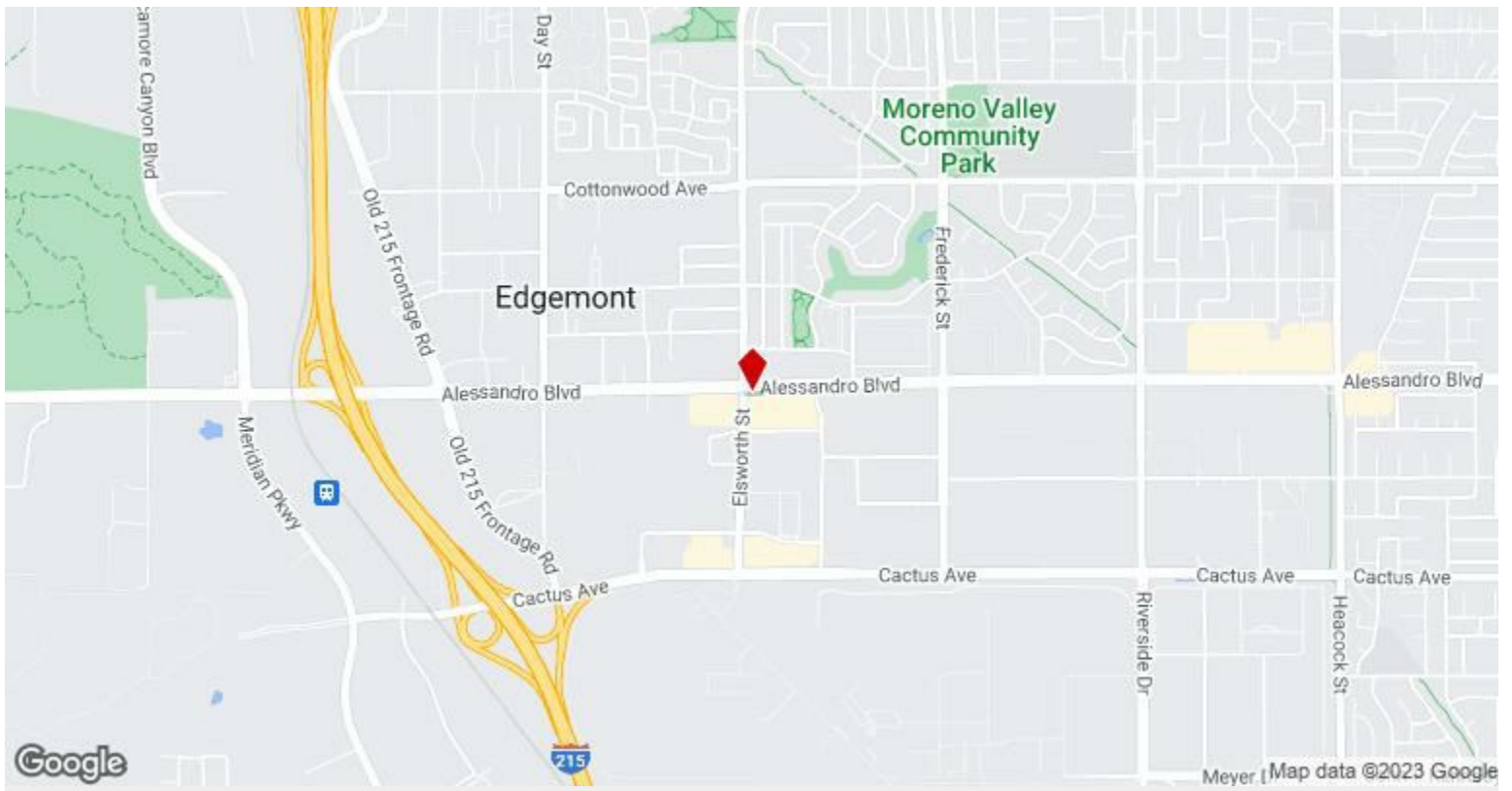
\$4,500,000

Great investment or owner use! Current tenant is vacating by 8/31/2023. Prime corner commercial space approximately 11,852sf at the busy SE corner of Alessandro Blvd & Elsworth St. High traffic with great visibility and conveniently located, immediately next to a Taco Bell and across from a Jack In The Box and a Subway. Plenty of parking. Premises have been partitioned into multiple offices with various sizes, great front reception area, three separate entrances to the building. Originally designed for school or offices, floor and ceiling have been renovated. Utilities ready and sprinklers ready with security system. Zoned BPX for Business Park Mix use. Tenant vacated on 09/01/2023. Call Today! Request by email site plan, CC&R and more info....

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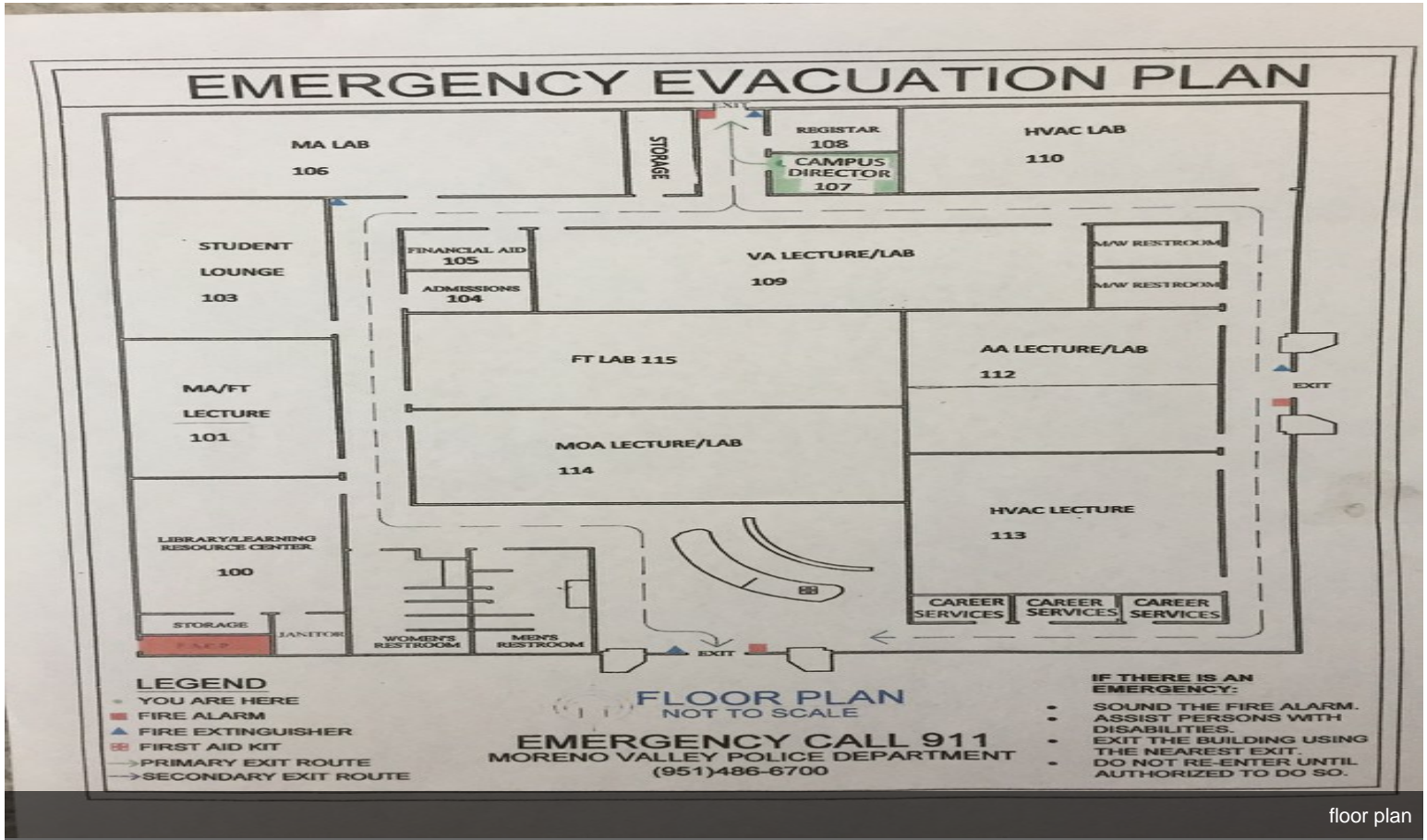


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|-------------------------|--------------------------|
| Price: | \$4,500,000 |
| Property Type: | Office |
| Property Subtype: | Office Live/Work Unit |
| Building Class: | B |
| Sale Type: | Investment or Owner User |
| Lot Size: | 47,480 SF |
| Rentable Building Area: | 11,852 SF |
| Rentable Building Area: | 11,852 SF |
| No. Stories: | 1 |
| Year Built: | 2007 |
| Tenancy: | Multiple |
| Parking Ratio: | 9.28/1,000 SF |
| Zoning Description: | BPX |
| APN / Parcel ID: | 297-140-049 |
| Walk Score ®: | 74 (Very Walkable) |



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Property Photos



floor plan

