

FOR SALE

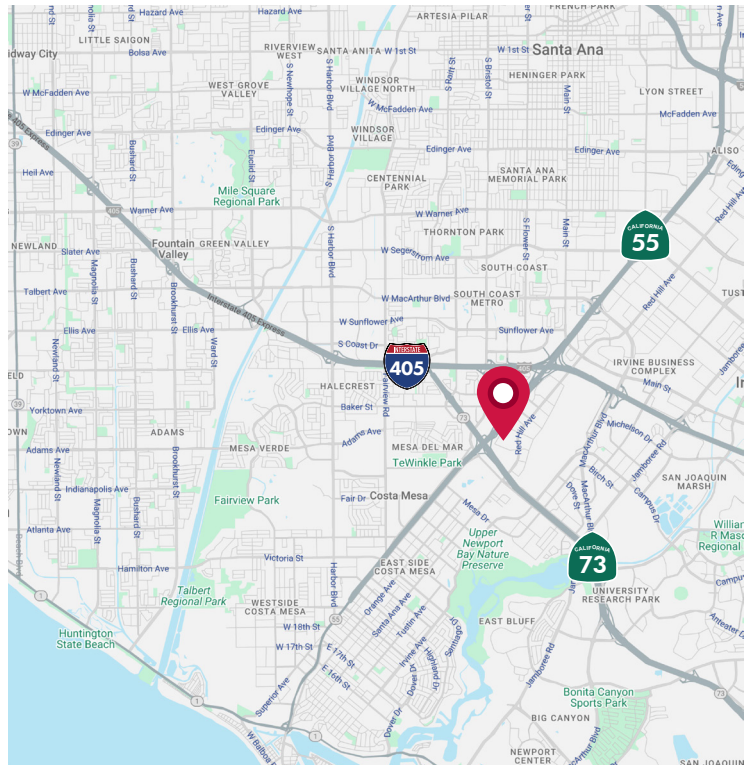
245 FISCHER AVE, UNIT B2, COSTA MESA

±6,200 SF OFFICE/FLEX CONDO



PROPERTY FEATURES

- ±6,200 SF Office/Flex Condo
- 100% Office Buildout (Potential to Convert Office Space to Warehouse or Industrial Space)
- Potential to Install Roll Up Door
- Parking 2:1 Ratio
- Year Built 1980
- Prime Airport Area Location with Immediate 55 & 73 Freeway Access
- Association Dues: \$694.87
- **Asking: \$2,325,000 (\$375 PSF)**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

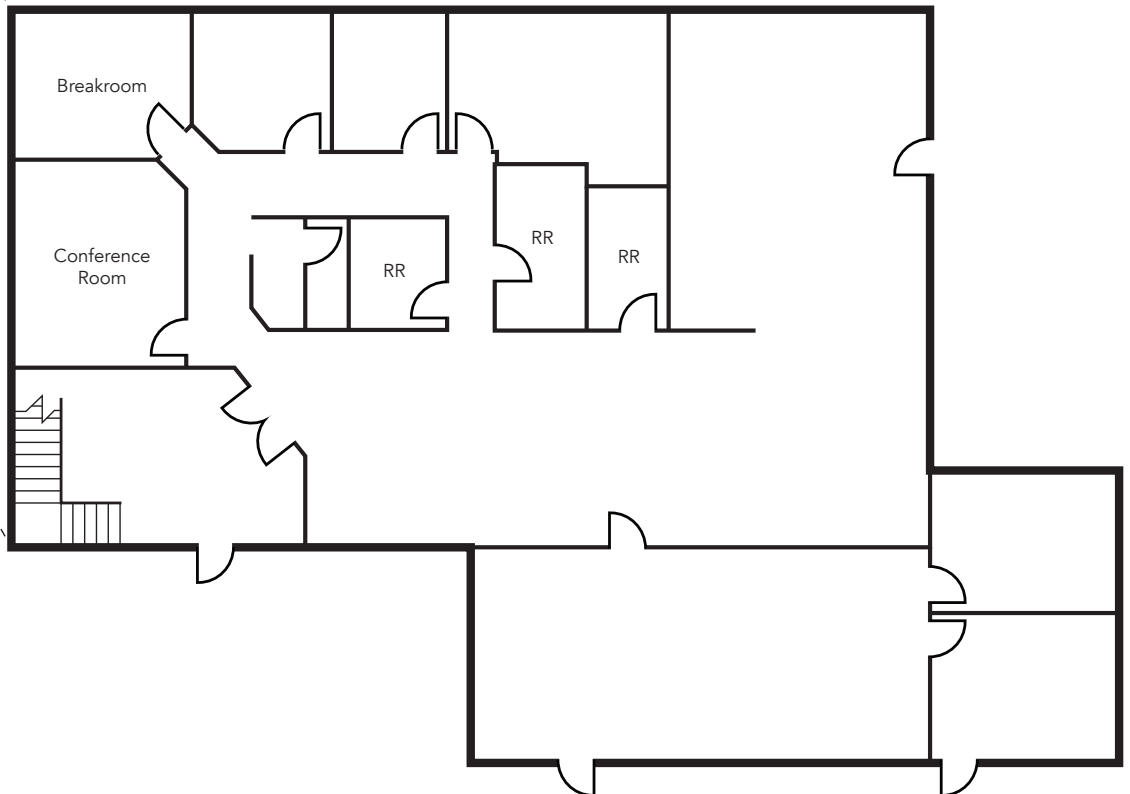
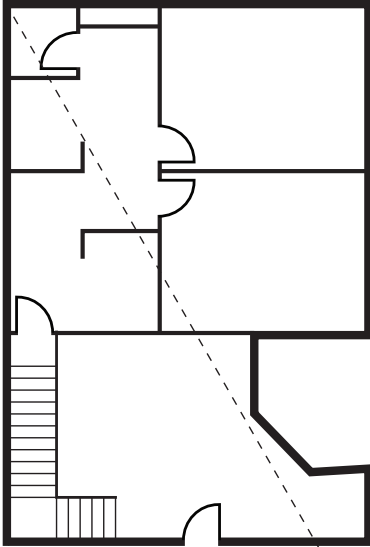
ORANGE COUNTY INDUSTRIAL

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FLOOR PLAN



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