

PRIME Industrial / Business Location



\$ 675,000



3413 Toyon Cir, Valley Springs, CA 95252

- » MLS #: 202501524
- » Industrial | 2,520 ft² | Lot: 43,560 ft² (1 acres)
- » Prime Corner Location with Maximum Visibility
- » M2 Zoning for Versatile Industrial & Commercial Uses
- » 1 Acre of Level, Fenced Land
- » More Info: 3413ToyonCir.IsForSale.com



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High-visibility location on the corner of Highway 12 and 26, zoned M2 for multiple industrial and commercial uses. The property offers 1 acre of level, fenced land with a 2,520 sq. ft. commercial building, including 2,430 sq. ft. of office space. Inside, you'll find four office rooms, one with an enclosed storage area and ductless system, plus a basement, kitchenette/mud room, a full bath, and a half bath. Features include newer central heat and air, exterior paint, newer laminate flooring, and a flexible layout for a variety of business needs. The site provides ample parking for staff and visitors, plus space for equipment storage or potential future shop expansion. Existing business (GG'Z ROCKS) is offered separately for sale. A prime industrial opportunity located in The Toyon Business Park of the Highway 12 & 26 junction.

