

FOR SALE
21,844 SF
Church/School
Owner/User & Income
Producing Opportunity

BACK ON THE MARKET!



17977 Merrill Ave.

Fontana, CA 92335

Property Highlights

- Asking \$3,100,00.00
- Total Land Area: 1.83 Acres
- Approximately 136 Parking Spaces
- 14 Classrooms
- Two-Story Sanctuary seats 500
- Constructed in 2002
- Conditional Use Permit (CUP) for church/school use in place. Contact for copy.
- NO SUNDAY SHOWINGS. Appointments only with 24 hour notice.

Income Highlights

- Well-Established School tenant has three-year lease on the premises providing Owner with \$11,500 per month in rental income.
- Lease allows access during typical school hours only – 7 AM to 6:30 PM, Monday through Friday.
- Lease Agreement has options
- Unique opportunity to run all church and ministry programs uninterrupted in the same property with stable rental income.



Dawn Lowder, Vice President

909-243-7616 • dawnlowder@naicapital.com
BRE License #00380377

Bill Lowder, Vice President

909-243-7630 • blowder@naicapital.com
BRE License #01160467

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

800 N Haven Ave., Suite 400
Ontario, CA 91764
tel 909 945 2339
fax 909 945 2338
www.naicapital.com