



FOR SALE

# CARLSBAD PROFESSIONAL CENTER

2032 CORTE DEL NOGAL | CARLSBAD, CA



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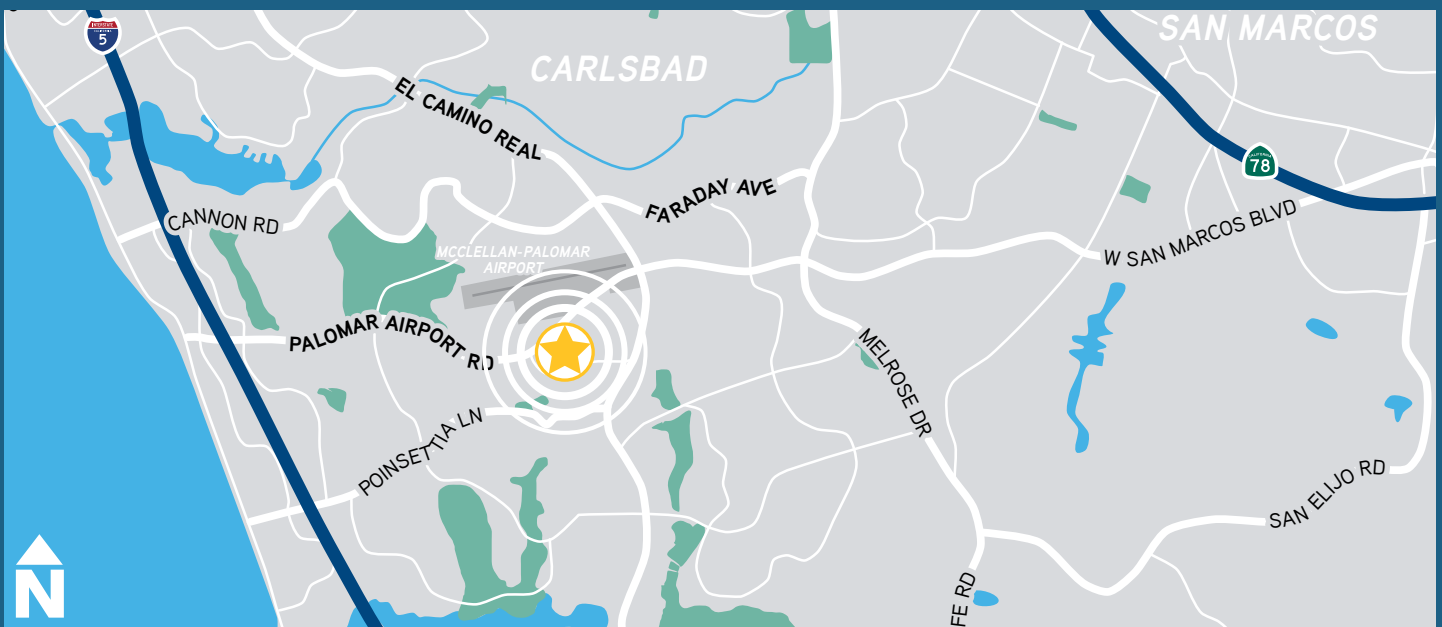
# SITE PLAN



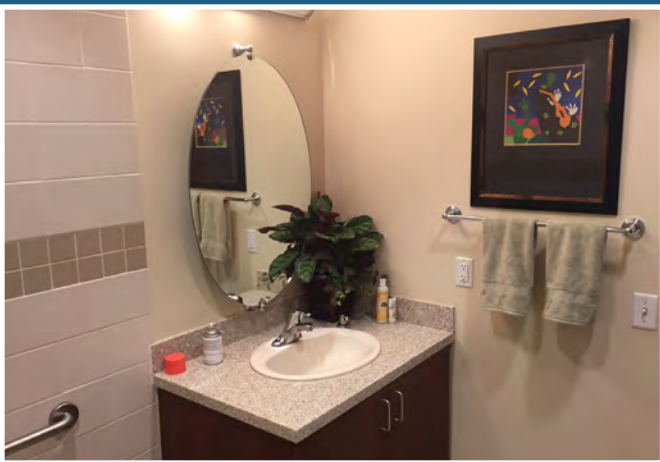
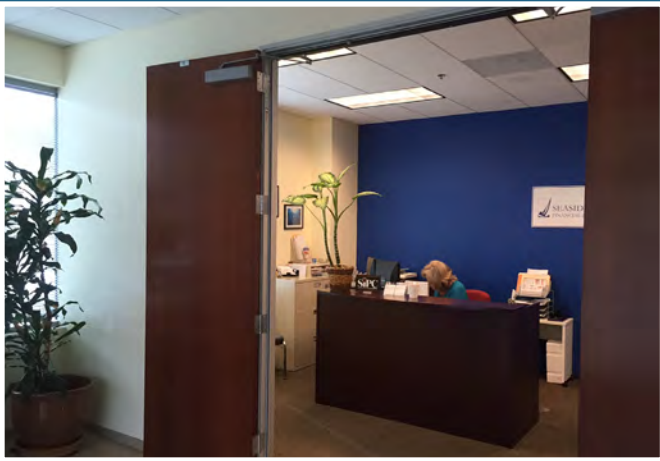
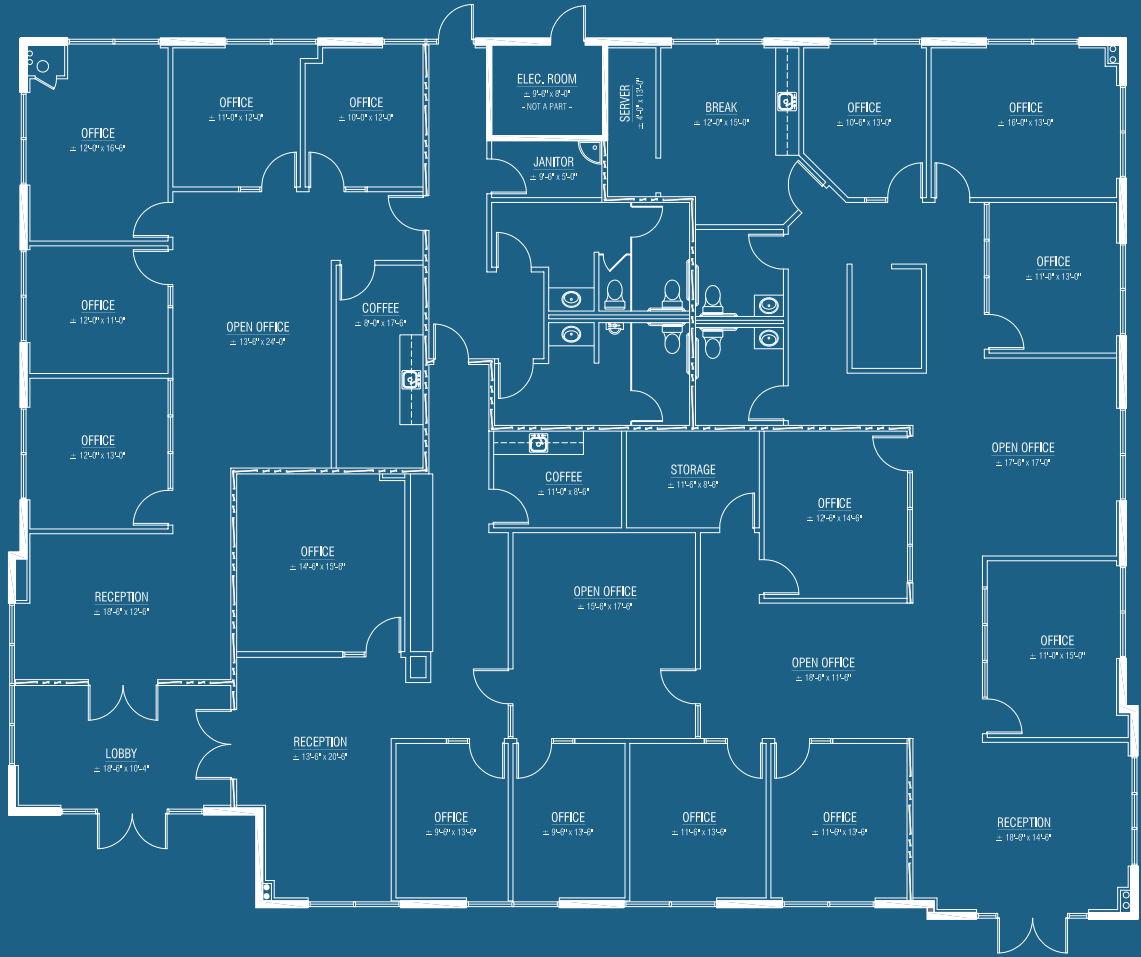
# PROPERTY FEATURES

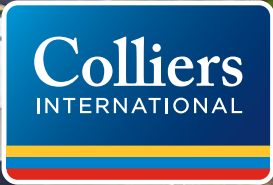
- Building Type:** Class B Office
- Building Size:** ±7,040 SF
- Location:** Carlsbad Business Park
- Year Built:** 2003
- Zoning:** PM, Carlsbad
- APN:** 213-061-33
- Parking Ratio:** 4.00/1000
- Glass Line:** 4 Sides
- Sprinklered:** Yes
- Demisable:** Up to 3 units (100, 110 & 120)

**Sale Price: \$1,936,000**



# FLOOR PLAN





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