

Available SF 2,443 SF

Industrial For Sale

Building Size 2,443 SF

**Address:**

4700 Gage Ave, Bell, CA 90201

Cross Streets:

Prospect Ave/Gage Ave

Owner/User or Investor Opportunity
 1,282 SF Retail Bldg in Front (2 Tenants)
 1,161 SF Industrial Warehouse in Rear w/ Fenced Yard (1 Tenant)
 Built in 1987/ Concrete Yard/ Located just E of Atlantic Ave

Sale Price: \$700,000.00
Sale Price/SF: \$286.53
Available SF: 2,443 SF
Prop Lot Size: 0.19 Ac / 8,123 SF
Taxes: \$8,444 / 2017
Yard: Fenced / Paved
Zoning: C3R3

Sprinklered: No
Clear Height: 8'
GL Doors/Dim: 1 / 10' x 8'
DH Doors/Dim: 0
A: 100 V: 110 O: 1 W: 1
Construction Type: STUCCO
Const Status/Year Blt: Existing / 1987

Whse HVAC: No
Parking Spaces: 6 / **Ratio:** 2.5:1
Rail Service: No
Specific Use:

Office SF / #: 120 SF / 1
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6326007008

Listing Company: Penta Pacific Properties
Agents: [Douglas Wells 562-908-6012](mailto:doug@pentapacific.com)

Property/Listing: 492724/10581602**Listing Date:** 10/10/2018**FTCF:** CB000N000S300/A0AA**Notes:** All Tenants are mo./mo. Do not Disturb Tenants. Free Standing Building.

Douglas Wells
 doug@pentapacific.com
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