

LAND

FOR SALE

AVAIL SF: 2,572

ACRES: 0.06



ADDRESS 3323 W Beverly BL, MONTEBELLO CA ZIP 90640

**MAJOR STREET FRONTAGE  
STREET TO ALLEY DRIVE THRU ACCESS  
PARKING LOT  
TO BE SOLD W/OFFICE BLDG. @ 3317 W BEVERLY (3,625 SF)**

LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net \_\_\_\_\_ Term \_\_\_\_\_  
 SALE PRICE \$ 245,000 Price/SF \$ 95.26 Tax \$ \_\_\_\_\_ Yr \_\_\_\_\_  
 Possession COE Assessor's Parcel # 6342-005-016  
 Avail SF 2,572 Fenced Yes Paved Yes Rail NONE  
 Min. SF 2,572 Bldg(s) SF Description NONE  
 Net Avail SF 2,572  
 Land Description Gen. Topog: Flat. Easements: See PTR; Addl. street ded..SF: See PTR

Sewer Lines N Water Lines N Gas Lines N Thomas Bk Pg# 637-A7 Zone C2

Utility Comments \_\_\_\_\_

AGENT Douglas E Wells (562)908-6012 x203 Region C Listing # 1329718

FIRM Penta Pacific Properties 12/22/17

FTCF CB000N000S300/AOAA Notes TO BE SOLD WITH 2-STORY OFFICE BLDG. (3,625 SF) AT 3317 W. BEVERLY BL. - DO NOT DISTURB TENANTS. APN FOR OFFICE BLDG. 6342-005-019. SEE SEPARATE AIR LISTING.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS  
 This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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