

# LAND

# FOR SALE

AVAIL SF: 2,572ACRES: 0.06ADDRESS 3323 W Beverly BL, MONTEBELLO CA ZIP 90640

**MAJOR STREET FRONTAGE  
STREET TO ALLEY DRIVE THRU ACCESS  
PARKING LOT**

LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net \_\_\_\_\_ Term \_\_\_\_\_  
 SALE PRICE \$ 245,000 Price/SF \$ 95.26 Tax \$ 760 Yr 2016-2017  
 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  
 FTFC CB000N000S300/AOAA Notes CALL BROKER FOR COMMISSION INFORMATION

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS  
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