

OFFERED AT
\$1,149,000

**OWNER-USER
OR INVESTMENT**

MIXED-USE PROPERTY

AUTO REPAIR SHOP + RESIDENCE

725 W Gardena Blvd & 16422 S Orchard Ave, Gardena, CA 90247

MOTIVATED SELLER - BRING ALL REASONABLE OFFERS

Unique mixed-use opportunity in Gardena featuring an approximately 800 SF automotive service building with two service bays plus an approximately 1,000 SF 3-bedroom, 1-bath residence. The entire property is currently occupied by one tenant on a month-to-month basis, providing immediate income with future flexibility for an owner-user or investor.

✓ **Current in-place cap rate is 6.0%, with pro forma upside to 7.0% through an immediate rent increase.**

✓ **OWNER-USER?**
SBA
FINANCING
AVAILABLE



PROPERTY DETAILS

🏠	Auto Repair Building:	Approx. 800 SF
🏠	Residence:	Approx. 1,000 SF 3 Bed / 1 Bath
📐	Total Building Area:	Approx. 1,810 SF
📐	Lot Size:	Approx. 7,796 SF (0.18 AC)
🔧	Two Service Bays	
🏠	Zoning:	C2
🚗	Parking:	6 Spaces
💰	Current Rent:	\$7,000 / Month
👤	Tenancy:	Single Tenant Month-to-Month
⚙️	Current Use:	Smog Check, Oil Change, Brake & Tire
📄	APN:	6120-022-004



INVESTMENT HIGHLIGHTS

- ✓ Corner Lot
- ✓ In-Place Cap Rate: 6.0%
- ✓ Pro Forma Cap Rate: 7.0%
- ✓ Established Automotive Use
- ✓ Immediate Upside in Rental Income
- ✓ Future Owner-User Flexibility

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT



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We Have Buyers & Sellers! Let's Make a Great Deal!