

AUTOMOTIVE PORTFOLIO | THREE PROPERTIES

Lancaster, CA



FOR SALE

\$2,300,000

- Two Contiguous Properties plus One Directly Across the street
- Large Secured Yards
- Easy Access to 14 Fwy and Avenue I

1 45134 Trevor Ave

Building SF: ± 4,400
Land SF: ± 20,256

2 45122 Trevor Ave

Building SF: ± 2,400
Land SF: ± 14,336

3 45137 Trevor Ave

Building SF: ± 3,000
Land SF: ± 7,489

Business Available For Sale Separately – Inquire With Broker!




The information presented in this marketing brochure is from sources believed to be reliable. No representations or warranties are made as to the accuracy of the information presented. All buyers should complete thorough due diligence.



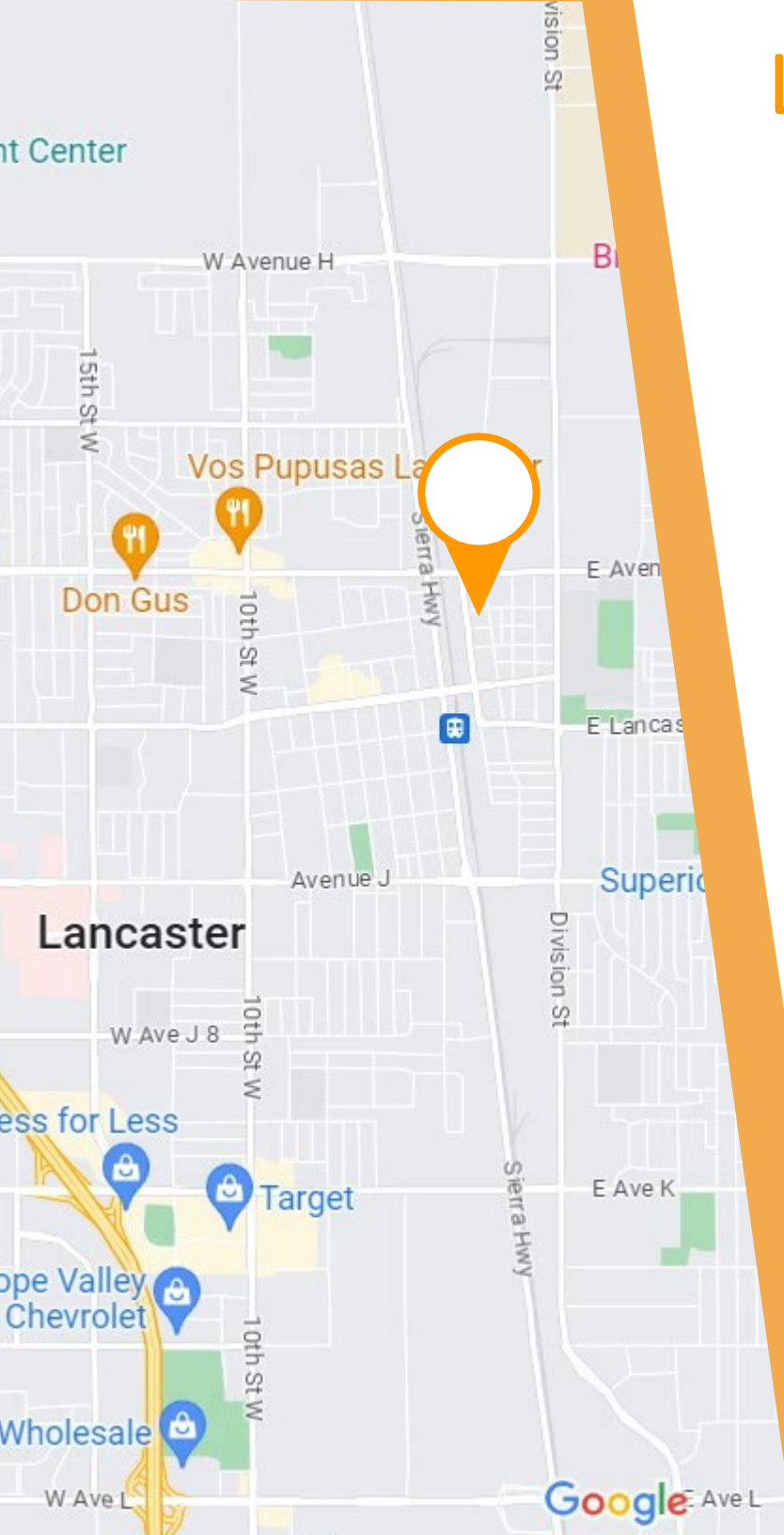
MARKOWITZ
COMMERCIAL REAL ESTATE INC.

CONTACT:

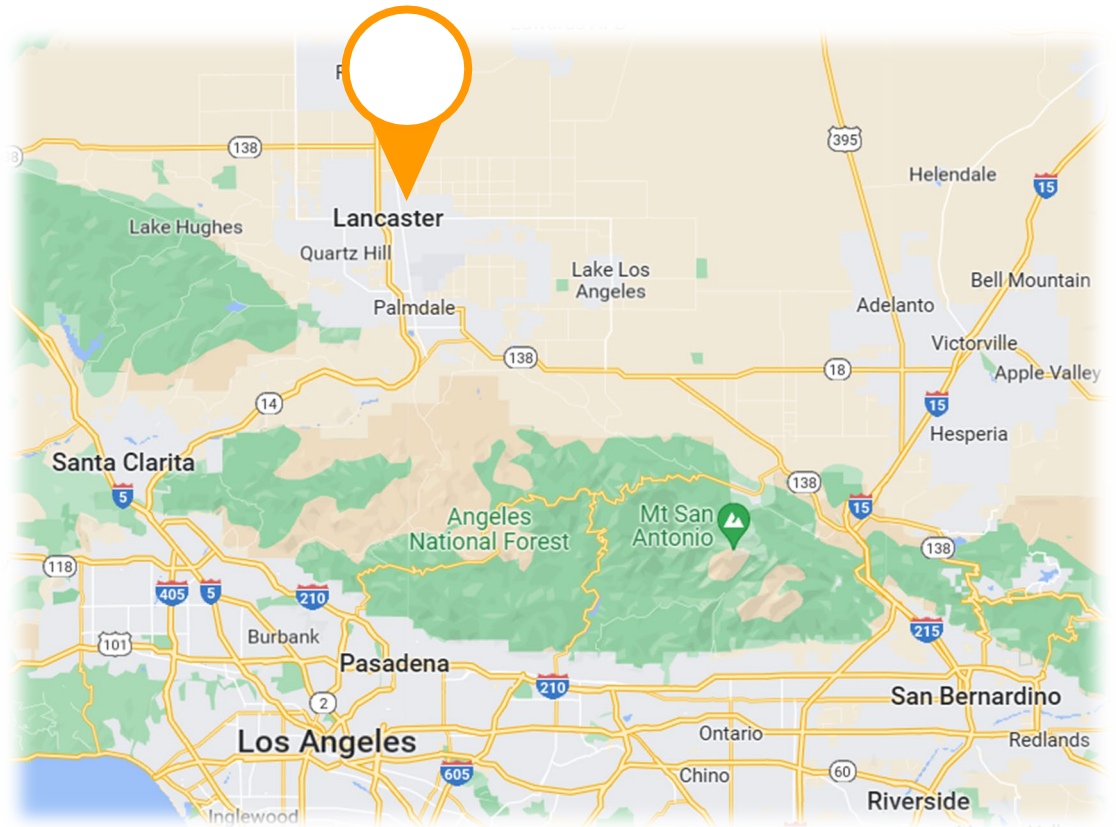
Josh Markowitz | President
DRE 02199357

 markowitzcre.com
 josh@markowitzcre.com
 818.337.9066

LOCATION DETAILS



DEMOGRAPHICS	2-MILE	5-MILE	10-MILE
Population	52,924	137,243	258,706
Avg HH Income	\$55,287	\$70,529	\$80,068
Median Age	33.9	34.0	34.4



PROPERTY HIGHLIGHTS



Property	1 45134 Trevor Ave	2 45122 Trevor Ave	3 45137 Trevor Ave
Lot SF	20,256 SF	14,336 SF	7,489 SF
Building SF	4,400 SF	2,400 SF	3,000 SF
Buildings	2	1	1
Zoning	M1	M1	M1
Features	3 Offices 2 Restrooms Shower Spray Booth Swamp Coolers in Office	1 Office 1 Restroom Swamp Cooler in Office	Workshop 1 Restroom
Construction	Metal	Block	Masonry
Bays	2	5	1
APNs	3138-004-009 3138-004-010	3138-004-011 3138-004-012	3138-004-026
Year Built	1953	1951	1957

The information presented in this marketing brochure is from sources believed to be reliable. No representations or warranties are made as to the accuracy of the information presented. All buyers should complete thorough due diligence.

PHOTOS

