

18012 PIONEER BLVD

ARTESIA, CA 90701



ACE REALTY CO.

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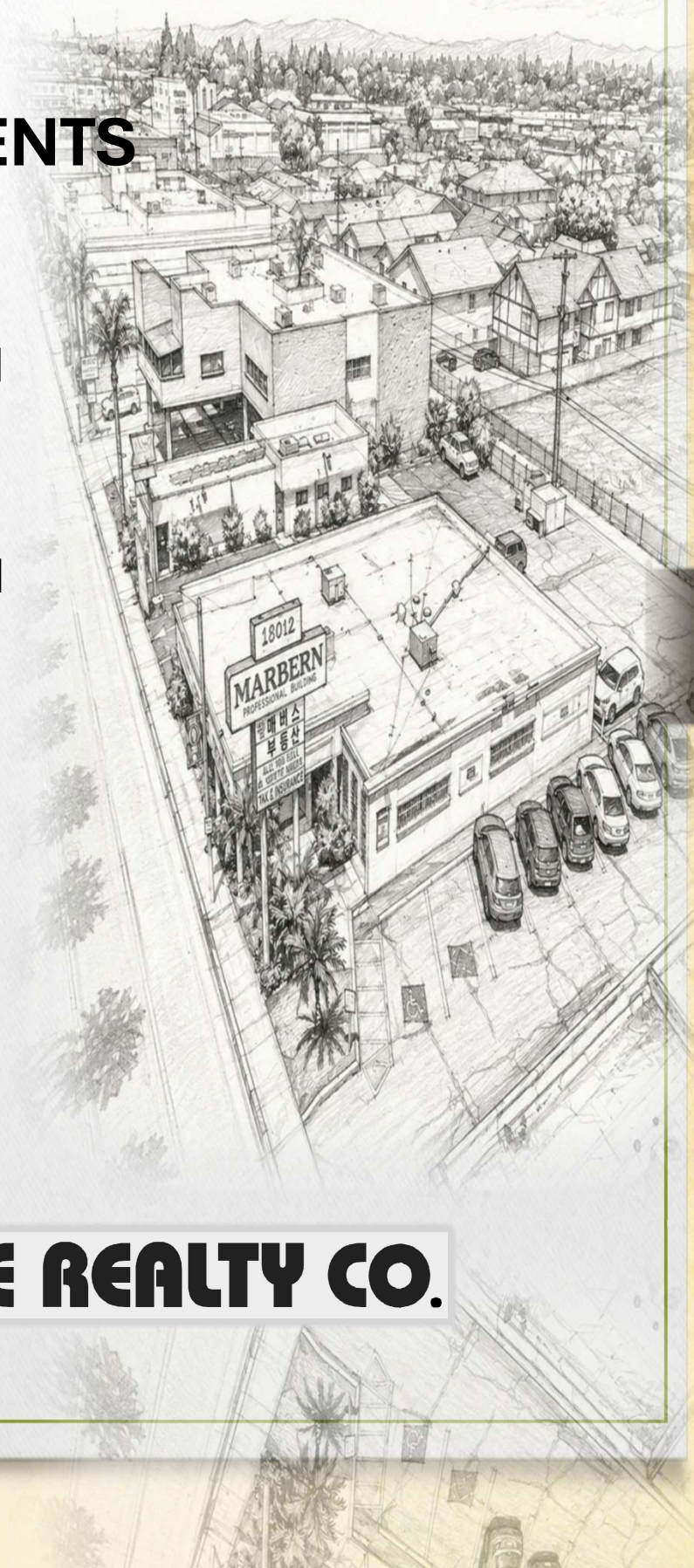
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PROPERTY INFORMATION

| | |
|-----------------------|-----------------------|
| PURCHASE PRICE | \$1,900,000.00 |
| BUILDING SIZE | 4,263 SQ.FT |
| LOT SIZE | 12,787 SQ.FT |
| BUILT IN | 1959 |



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PROPERTY DESCRIPTION

FOR SALE | PRIME OWNER-USER OFFICE OPPORTUNITY

This property offers an excellent opportunity for an owner-user. Located on the busy Pioneer Blvd in the City of Artesia, it is ideal building for doctors, CPAs, or small corporations.

The current tenants are on a month-to-month tenancy. The property also features an existing grandfathered large pole sign facing Pioneer Blvd, providing excellent visibility.

The building also includes a built-in vault room for securing important documents. The 4,263 sq. ft. office building is situated on 12,787 sq. ft. of land. Built in 1959, the property needs some repairs and/or remodeling to achieve its highest and best use.

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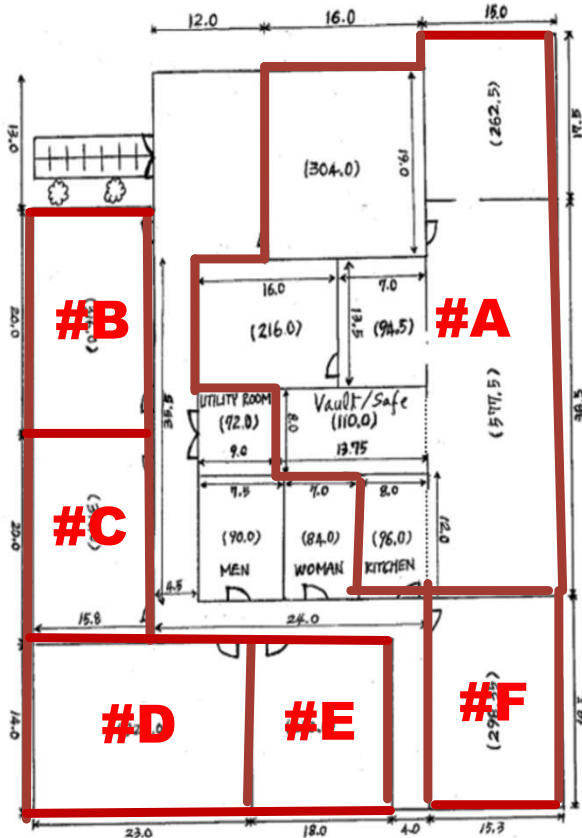
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PROPERTY DETAILS

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< Floor Plan >

18012 Pioneer Blvd, Artesia



< Measurements are not guaranteed >

Rent: Adjusted Gross Rent

| | SF | Rent |
|--------|-------|------------|
| Unit A | 1,661 | \$2,375/mo |
| Unit B | 316 | \$625/mo |
| Unit C | 316 | \$625/mo |
| Unit D | 322 | \$400/mo |
| Unit E | 252 | \$550/mo |
| Unit F | 298 | \$550/mo |

Rentable 3,165 SF \$5,125/mo
(\$1.62/sf/mo \$61,500/yr)

* Utility is shared by Tenants
(approximately \$11,000/yr)

** Tax & Insurance are paid by
Landlord



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PROPERTY PHOTOS

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