

FOR SALE

INDUSTRIAL / FLEX CONDO

11623 Slater Ave, Suite D

Fountain Valley, CA 92708

\$650,000

LIST PRICE

938 SF

Building Area

1981

Year Built

Renovated

2025

Permitted A/C

Installed 2025

Ground Floor

Roll-Up Door

Property Overview

Ground-floor industrial/flex condo in Fountain Valley's Slater Avenue corridor, minutes from the I-405, John Wayne Airport, and Huntington Beach. High-visibility park setting with shared parking and convenient owner-user or investor positioning.

The ±938 SF unit was renovated last year and includes newer HVAC with air conditioning (installed last year, fully permitted with city inspection passed). Functional mix of office and warehouse area, private restroom, and roll-up loading door. Washer/dryer and a brand-new, unopened refrigerator convey with the sale.

Highlights

- ±938 SF ground-floor flex / industrial condo
- Renovated last year
- A/C installed last year — full city permit and inspection passed
- Private restroom and roll-up loading door
- Washer/dryer included; brand-new refrigerator conveys
- Shared parking; low HOA for common area, landscaping, and lot
- Ideal for light industrial, service, e-commerce, wholesale, or showroom (verify v
- Close to I-405, SNA, Costco, and Mile Square Regional Park

ADDRESS

CITY / ZIP

COUNTY

Orange

TYPE

Industrial / Flex Condo

BUILDING SF

±938 SF

YEAR BUILT

1981

STORIES

1 — Ground Floor

HVAC / A/C

New (2025, permitted)

RENOVATED

2025

LOADING

Roll-up door

RESTROOM

Private

CONVEYS

W/D + new refrigerator

PARKING

Shared / assigned

HOA

Common area + lot

LIST PRICE

\$650,000

PRICE / SF

±\$693

Austin Carr

Realty ONE Group United

DRE — Commercial / Investment

562-537-7496

Information deemed reliable but not guaranteed. Buyer to independently verify square footage, permitted uses, HOA, parking, and all physical and financial details. This flyer is not an offer.