

# INDUSTRIAL

FOR SALE

**BELL GARDENS INDUSTRIAL LIVE/WORK COMPLEX**

**5939-5941 Clara Street, Bell Gardens, CA 90201**



## PROPERTY INFORMATION

- ±8,540 SF buildings | ±10,479 SF land
- Zoned BGM1, Light Industrial
- 4,636 SF building / 2,030 SF building / 1,874 SF living quarters or office

## HIGHLIGHTS

- Minutes to 710 Freeway
- 20-25 minutes to DTLA or DT Long Beach
- BGM1 Zoning allows for a large variety of industrial and manufacturing uses

For More Information Contact Johnny Cho

**CPGI**

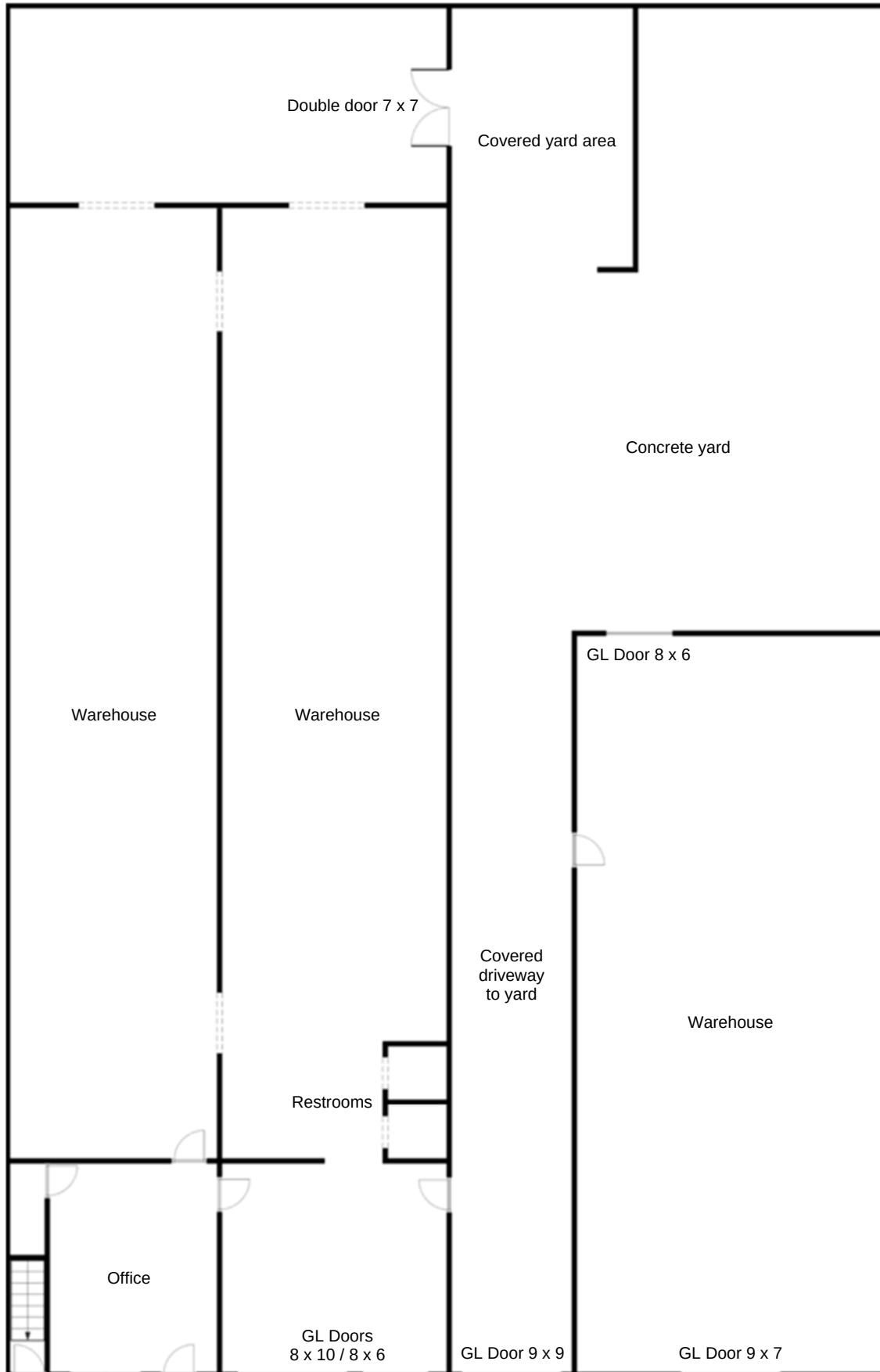
714.505.8225 | [jcho@cpgi-re.com](mailto:jcho@cpgi-re.com) | [cpgi-re.com](http://cpgi-re.com)

2271 W Malvern Ave 245 | Fullerton, California 92833 | CA DRE #01465797



# Floor / Site Plan

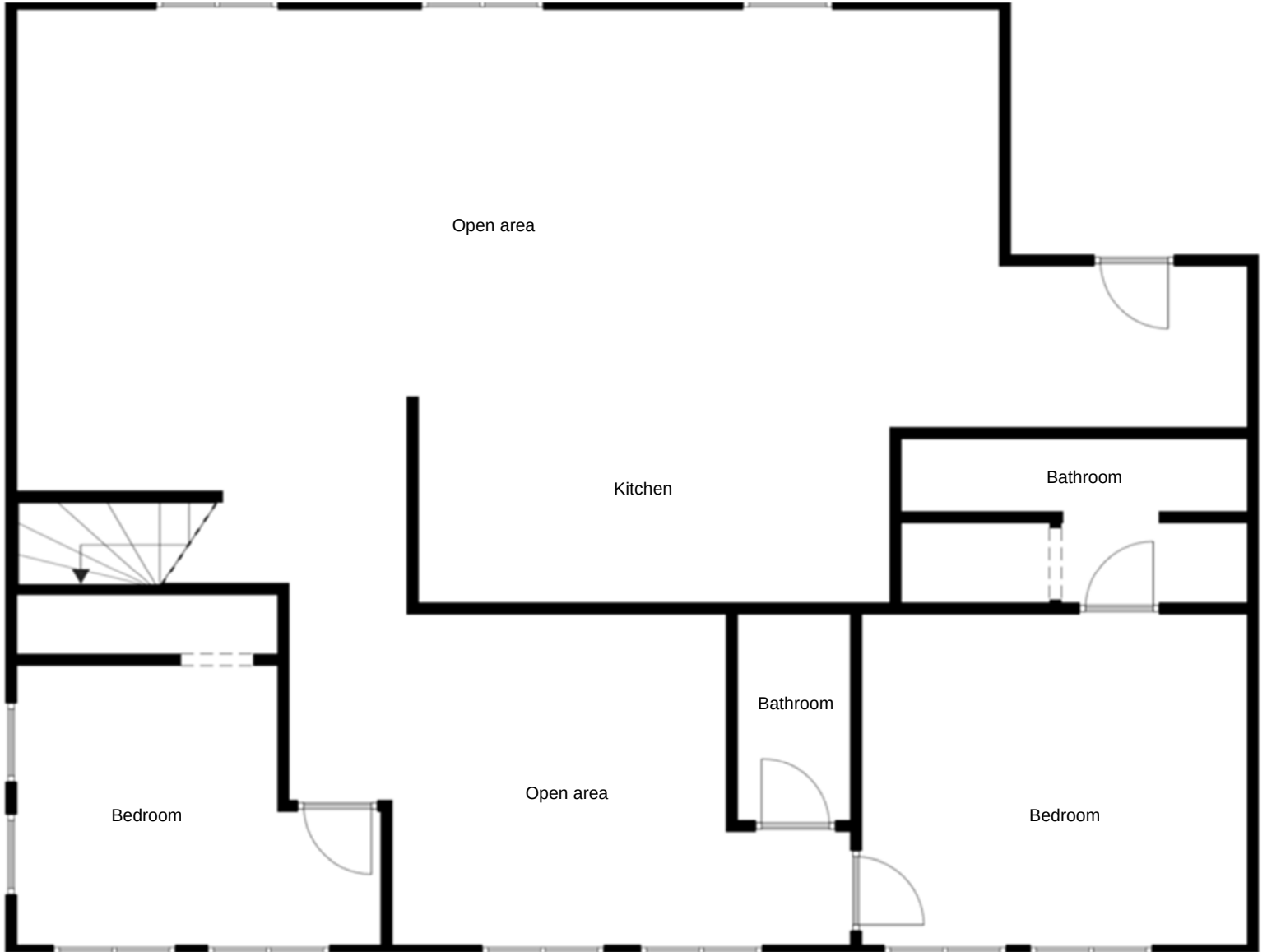
\* Ground Floor \*  
5939-5941 Clara St



\* Plan is for illustrative purposes and not drawn to scale \*

# Floor / Site Plan

\* Second Floor \*  
5939-5941 Clara St



\* Plan is for illustrative purposes and not drawn to scale \*

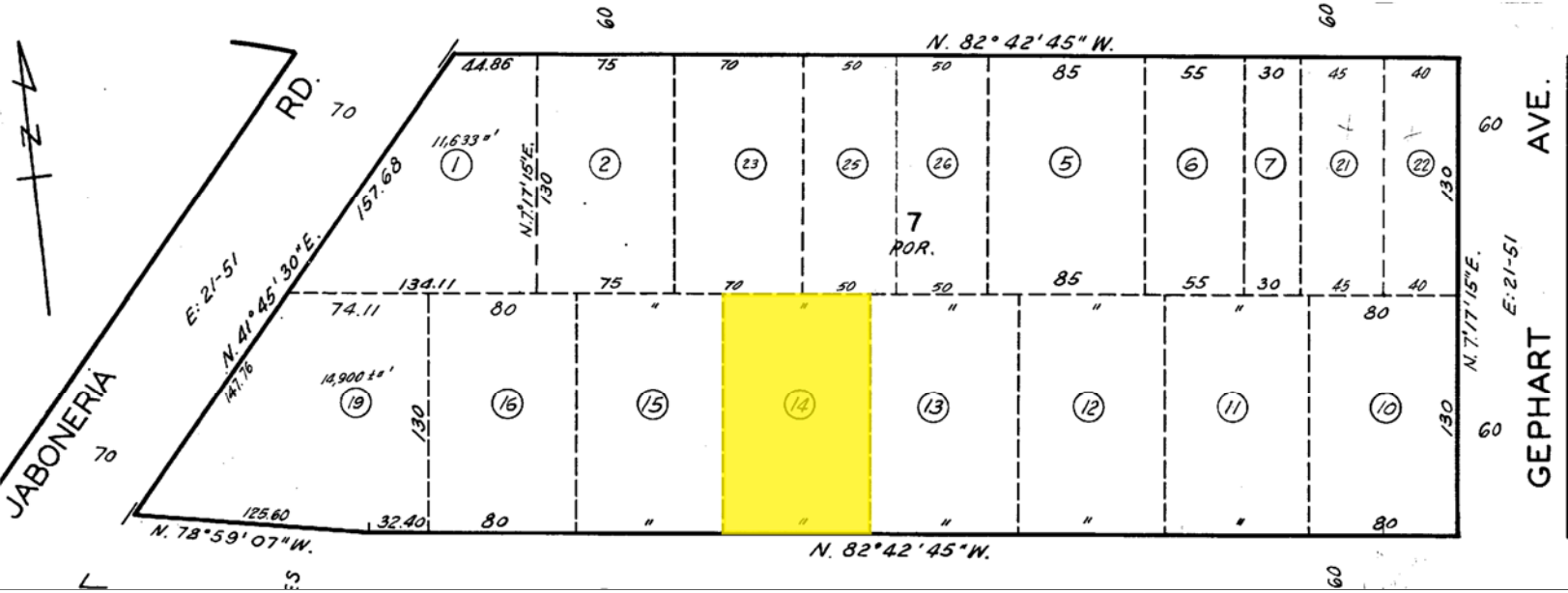
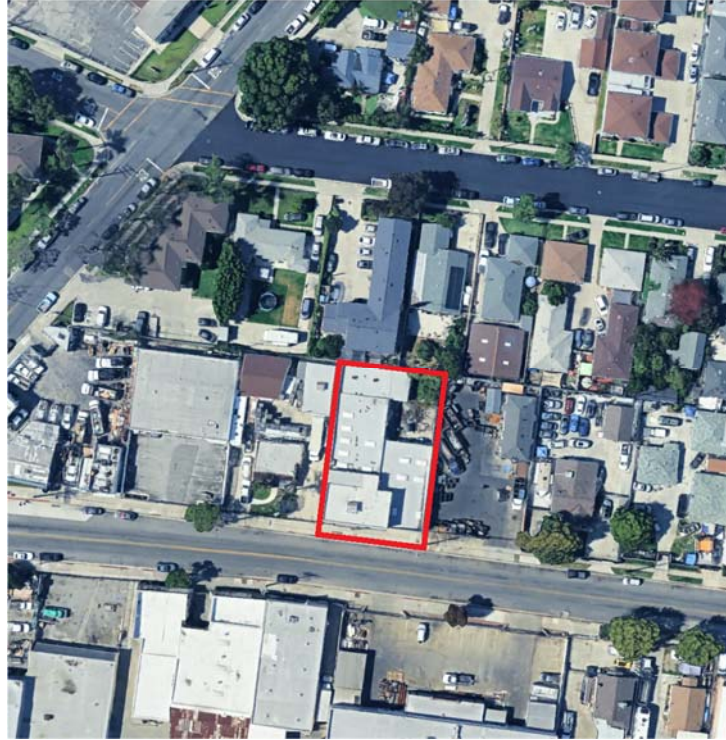
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## FOR SALE

### SELLER FINANCING SCENARIO

<b>Purchase price</b>	<b>\$1,549,000</b>
<b>Down payment</b>	<b>\$387,250 (20%)</b>
<b>Seller note</b>	<b>\$1,161,750 (80%)</b>
<b>Terms</b>	<b>8% interest only 3 year term / balloon</b>
<b>Monthly payment</b>	<b>\$7,745</b>

\* Seller financing scenario for example purposes only.  
Actual terms and conditions are subject to Buyer qualifications \*



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