

11500 Atlantic Ave. Lynwood CA 90262

Large Corner Store + 2 Apartments

FOR SALE: \$849,000

Great Owner-User or Investment Opportunity



Property Details

- Building size: 3,500 s.f.
- Lot Size: approx. 3,778 s.f.
- Corner Location
- Densely Populated Neighborhood
- Low Price: \$243 per S.F.
- Rear Parking area

Highlights

- 1) Adjacent to busy express carwash
- 2) Located 1 block from 7-11
- 3) Huge open deck on 2nd floor
- 4) High store ceilings
- 5) Store has 2 front doors
- 6) High traffic street

Contact Information

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DRE # 00797016

Broker has received the data and the information in this package from sources which he deems reliable, however, broker does not warrant or guarantee the accuracy of any of the data or information contained herein. Prospective buyers are advised to conduct their own independent investigations concerning the property and matters related thereto. Property can be withdrawn without prior notice.

Rent Roll

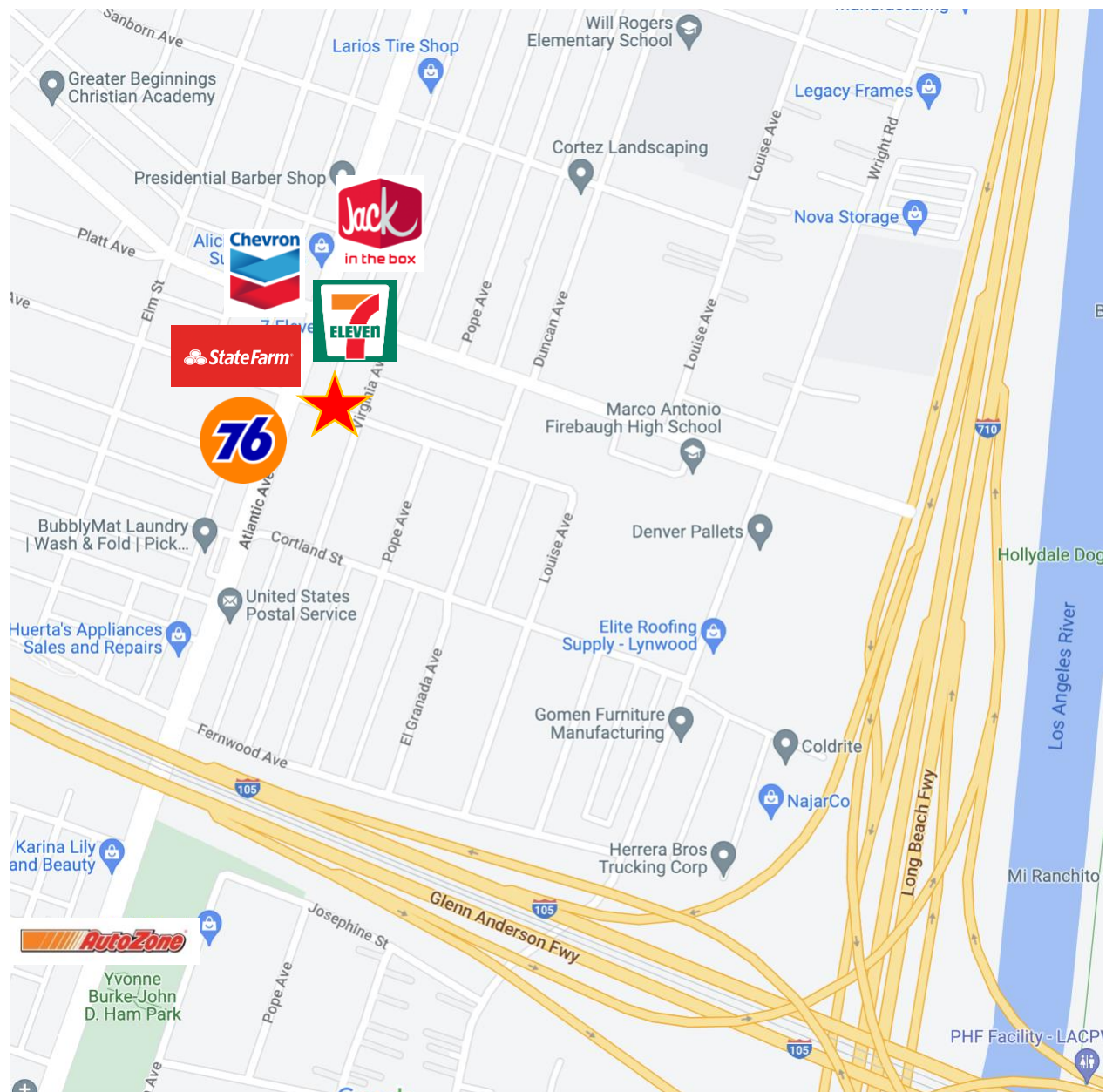
Unit #	Tenant Since	Approx S.F.	Rent	Lease Expiration Date	Rent Increase Date
11504 (1-bed apt)	2016	550	\$ 1,150	MTM	4/1/22
11502 (2-bed apt)	2011	830	\$ 1,540	MTM	4/1/22
Vacant	N/A	2,120	\$ 3500 *	N/A	N/A
TOTAL:		3,500	\$ 6,190		

* Projected monthly Rent.

- The entire back lot area is exclusively for use by ground floor store
- The upstairs section of the property has a huge deck area of approximately 20' x 40' (800 sf)

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Area map



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2-Bedroom Apartment



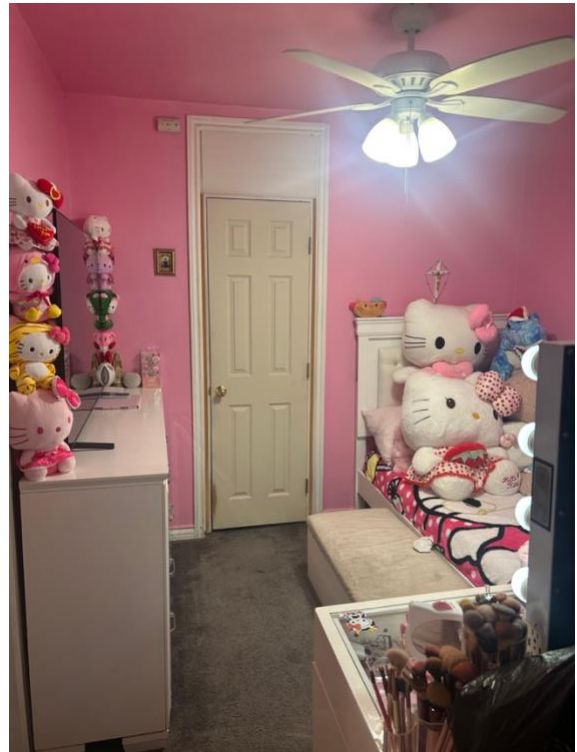
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1-Bedroom Apartment



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Store



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