

9228 9236 Artesia Blvd, Bellflower 90706

RF - Bellflower South of 91 Frwy

STATUS: Active

LIST CONTRACT DATE: 07/07/23

LISTING ID: RS23125508

LIST PRICE: \$3,500,000

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

PROP TYPE: Commercial Sale
PARCEL #: 7162012026

PROP SUB TYPE: Mixed Use

SECONDARY PARCEL#: 7162012025



SQFT(SRC): 5,705
SQFT LOT: 35,567 (E)
ACRES: 0.817
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT: 1961 (ASR)
SLC: Standard
LEVELS: 1
CURRENT USE:
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS: 16
ENTRY LEVEL: 1
BUILDING STATUS: Existing
OCCUPANCY:
BUILDING \$/PER SQFT: \$613.50
LAND \$/PER SQFT:
DAYS ON MARKET: 211
COUNTY: Los Angeles
PARCEL MASTER:
INVEST?: A/C?:
FENCE?: HEAT?:No

Recd01/07/2025 : Back On Market : P->A

DESCRIPTION

9228 - 9236 Artesia Bl Bellflower combined 2 Parcels for sale APN7162012026 APN 7162012025 We need more housing! Perfect for economic development and or affordable housing . The current lot has an existing non-operational motel, 16 total units.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING: None
LAUNDRY: Gas & Electric Dryer Hookup
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:

OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: 16-20 Units/Acre

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES:
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:

CARPOT:
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
LAND USE: Other
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: 7162012026
ADDITIONAL PARCEL(s): 7162012025

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS: 1031 Exchange, Cash, Cash to New Loan, Conventional
CLOSE DATE:
INCLUSIONS: Sold As-is
EXCLUSIONS: Sold As-is

ASSIGNABLE:
FINANCING:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE: \$0

ANNUAL EXPENSE INFORMATION

ANNUAL OPERATING INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE: \$0
ELECTRICITY: \$0.00
WATER/SEWER: \$0
TRASH: \$0

PROFESSIONAL MANAGER: 0
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

GROSS SCHEDULED INCOME: \$0
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE: \$0
NET OPERATING INCOME: \$0

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES: \$0

GROSS OPERATING INCOME:
NET OPERATING INCOME: \$0

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

UNITS						
TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	16	1	0		\$0	
AGENT						

LISTING AGENT: [Gilbert Morales](#)
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: [01784182](#)
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: [RMORAGIL](#)
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **562-505-6449**
2.LA CELL: **562-505-6449**
3.LA DIRECT: **562-505-6449**
4.LA TOLL FREE:
5.LA VOICEMAIL:
6.LA EMAIL: gilmorales11@gmail.com

OFFICE

LISTING OFFICE: [TCB Real Estate Services](#)
LISTING OFFICE PHONE: **714-330-3108**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [01017859](#)
LISTING OFFICE FAX:
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [RS9T](#)
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **07/07/23**
START SHOWING DATE:
ON MARKET DATE: **07/12/23**
BAC REMARKS:
PRIVATE REMARKS: **(Call first, go direct, appointment required).**

DUAL/VARI COMP?: **Yes**
EXPIRATION DATE: **12/31/25**
CURRENT FINANCING: **None**

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD Timestamp: **01/07/25**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **(Call first, go direct, appointment required).**
DIRECTIONS: **North on Artesia Bl, South of the 91 FWY East of Paramount Bl and North of Clark**

PHOTOS

Click arrow to display photos

