

ANOTHER HUGE PRICE ADJUSTMENT



FOR SALE or LEASE

COMMERCIAL, RETAIL,
INDUSTRIAL

Redevelopment
Potential

6700 Garfield Ave
Bell Gardens, CA 90201



PROPERTY DESCRIPTION

Site Address

6700 Garfield Ave | Bell Gardens, CA 90201

Sale Price

~~\$11,950,000~~ **\$7,500,000**

Rental Rates (Net = Approx. \$.34 / SF / Mo.)

27,200 SF @ ~~\$1.99~~ **\$0.99** / SF Net

Parking

Approx. 120 surface spaces = 4+:1,000 SF
(as striped, more possible)

APN

6358-009-029

Zoning

BGCMCCD*; C-S; CCOD

Year Built

1963, Renovated 2007

Use

Commercial, Retail Stores

Power

600 Amps, 277/480 Volt, 3 Phase, 4 Wire

- 27,200 SF Building on approx. 91,520 SF lot
- Single or Multi-Tenant Commercial/Retail/Office
- NE Corner of Garfield Ave. & Loveland St.
- Oversized Corner Parcel (pad possible)
- Development/Expansion Potential
- Divisible to approx. 7,800 SF.
- Approx. 2,085 SF of Finished Office Mezzanine
- Very Walkable – located in the desirable Bell Gardens Civic Center
- 22' Clear Height (estimated). Current Drop Ceiling to approx. 15'
- Truck high and ground level loading possible
- Fully Sprinklered
- Flat Parking Lot with approx. 120 parking spaces as striped, more possible

PROPERTY DESCRIPTION



PROPERTY PHOTOS

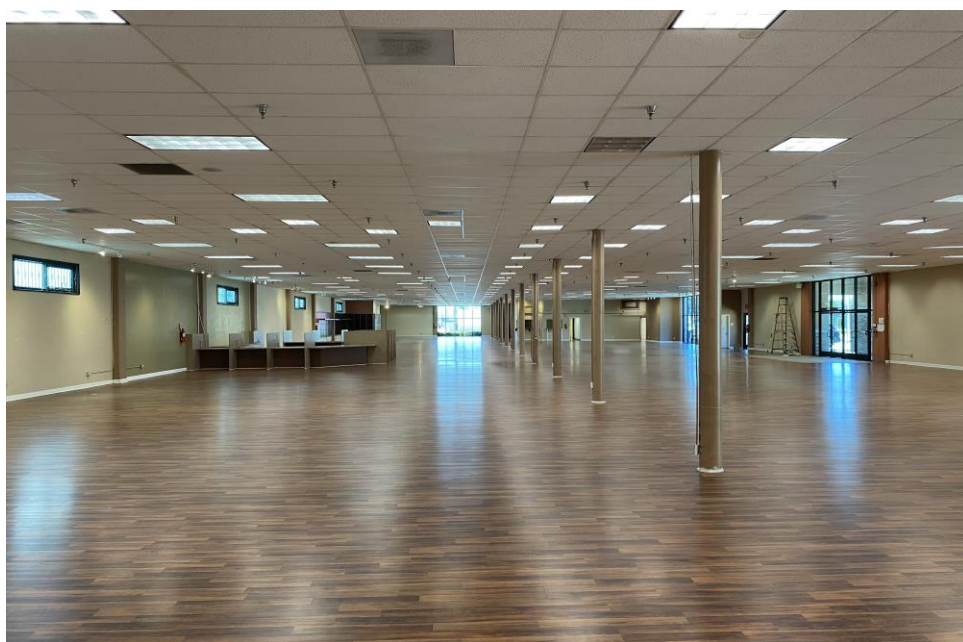


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Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



PROPERTY PHOTOS



PROPERTY PHOTOS



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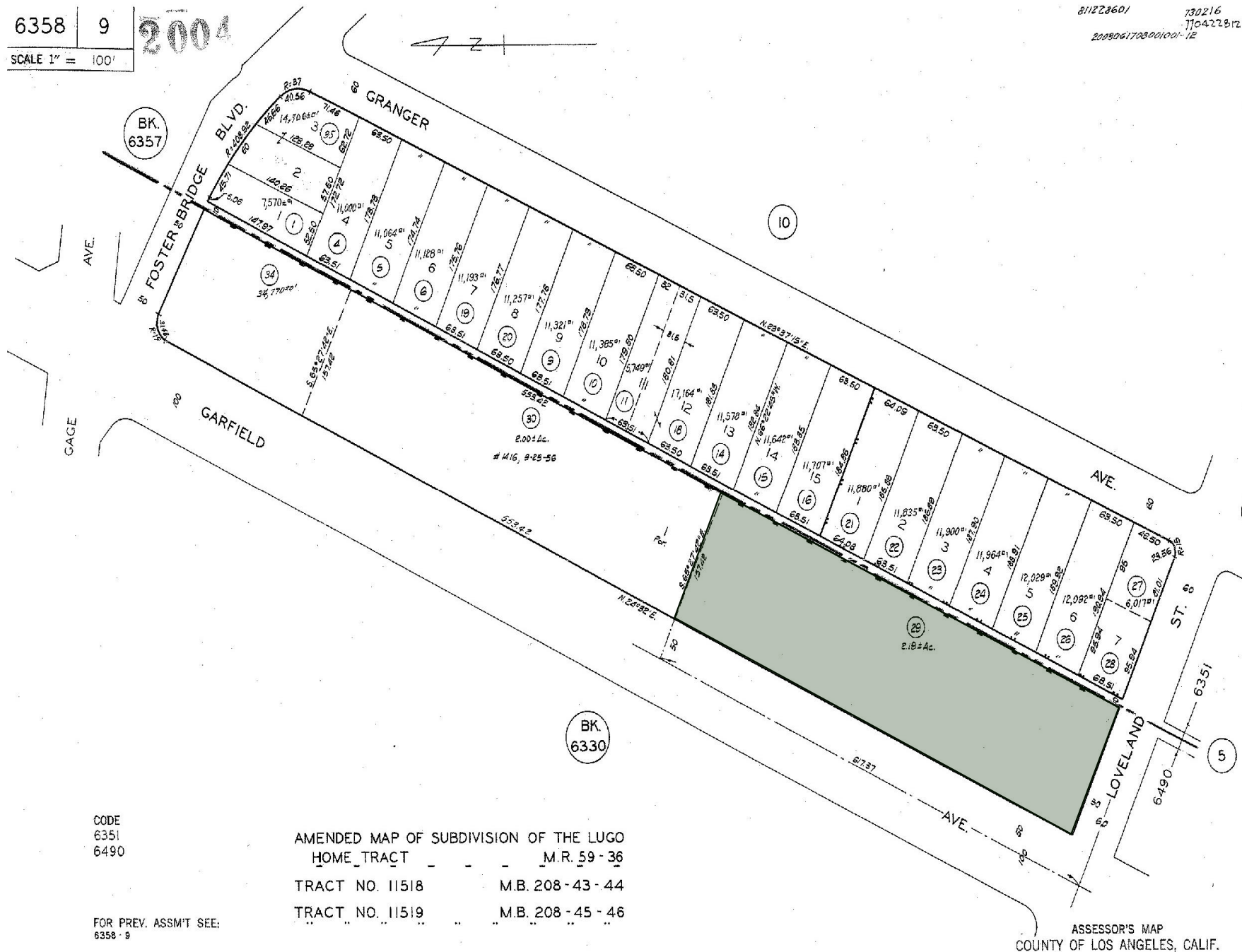
SCALE 1" = 100'

8/12/2001

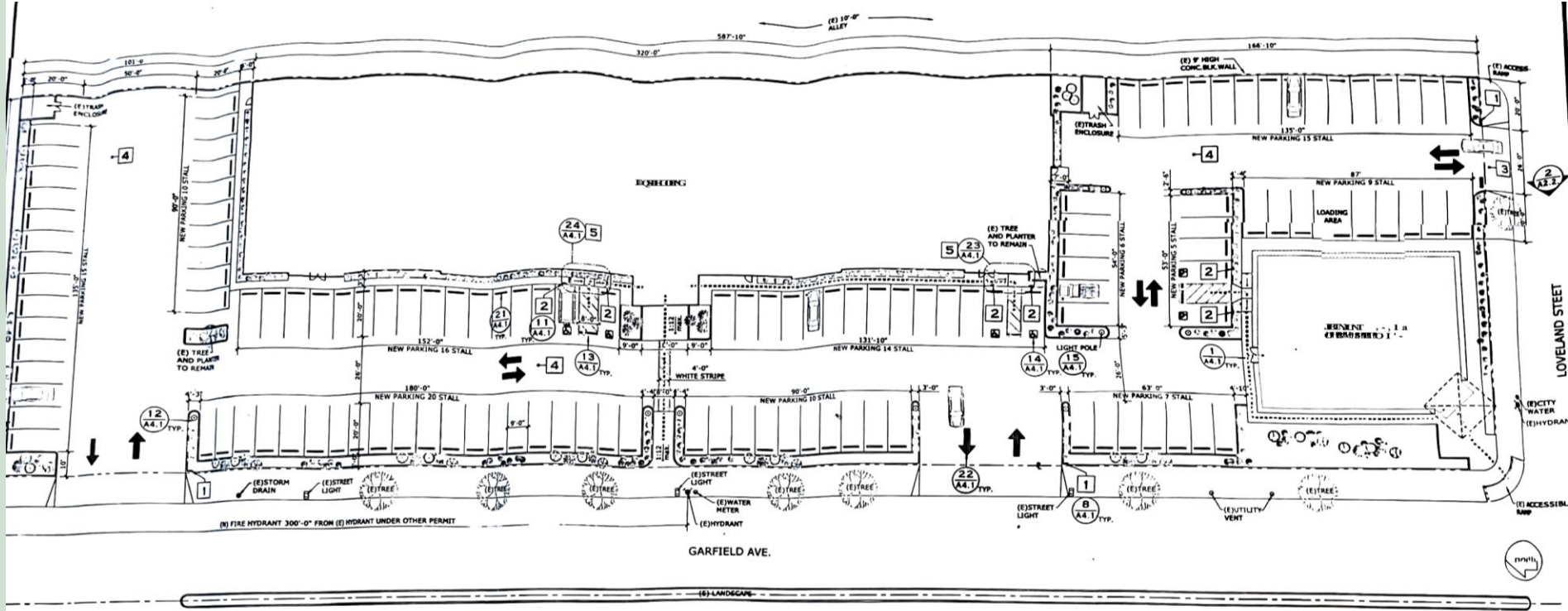
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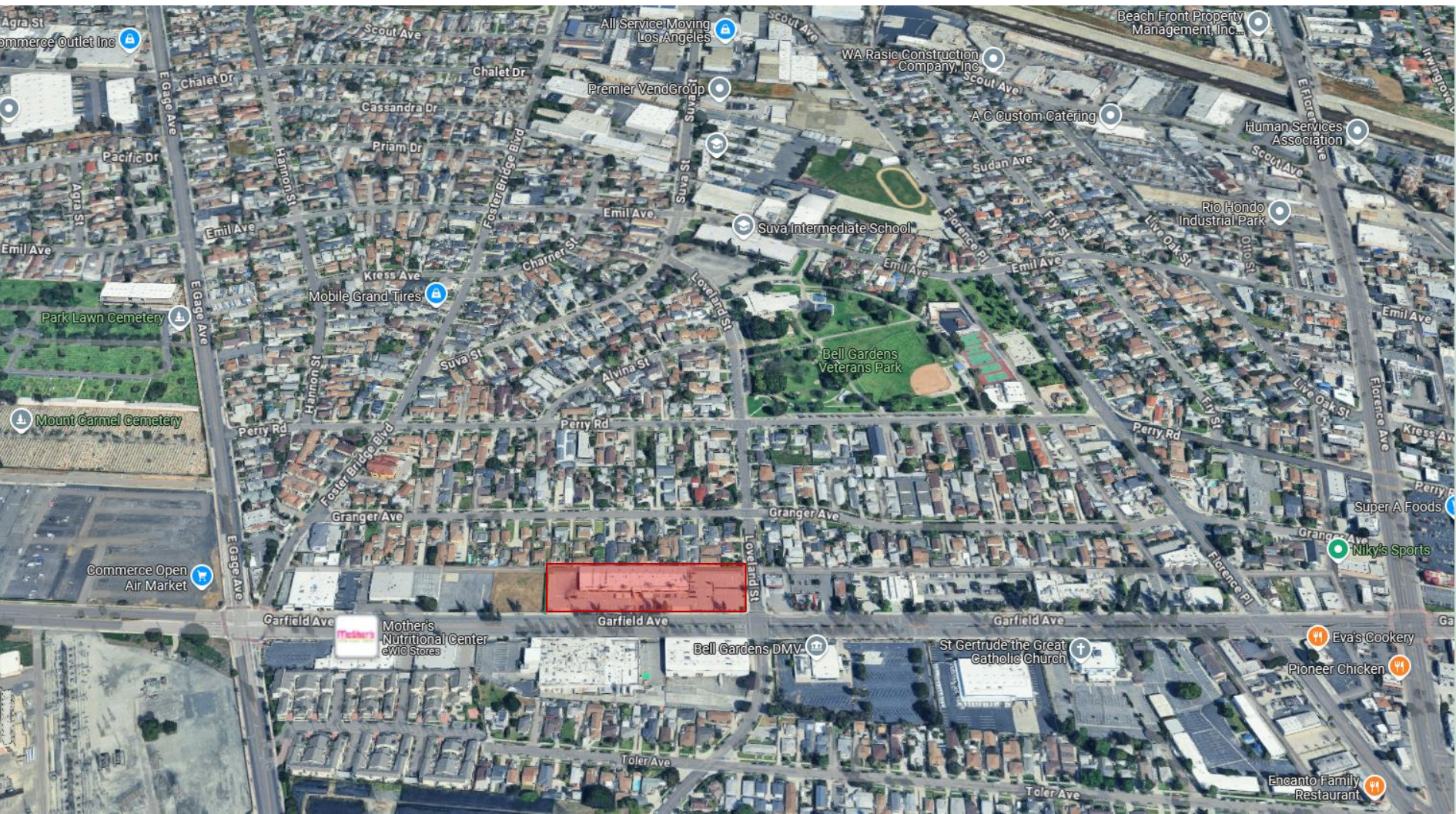
PLAT
MAP

SITE PLAN



*Conceptual plan for a pad

PARKING STALLS	121
ACCESSIBLE STALLS	6
TOTAL STALLS	127



LOCATION

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INDUSTRIAL, OFFICE

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Principal

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