

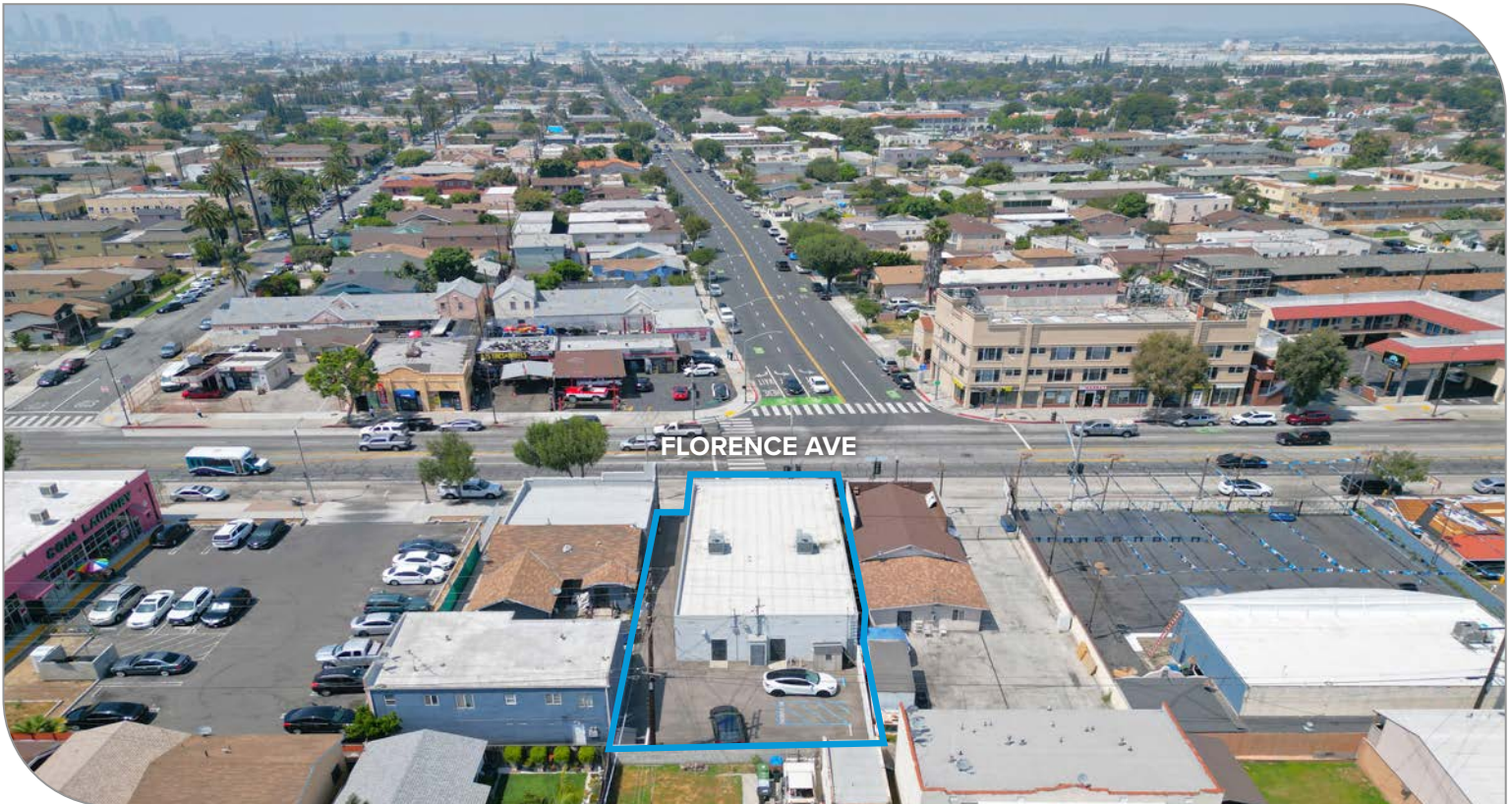
COMMERCIAL  
FOR  
**SALE**

**±3,200<sup>SF</sup> OFFICE/RETAIL BUILDING**  
**PRIME LOCATION – SIGNALIZED INTERSECTION**

2822 E FLORENCE AVE | HUNTINGTON PARK (UNINC. LA), CA 90255

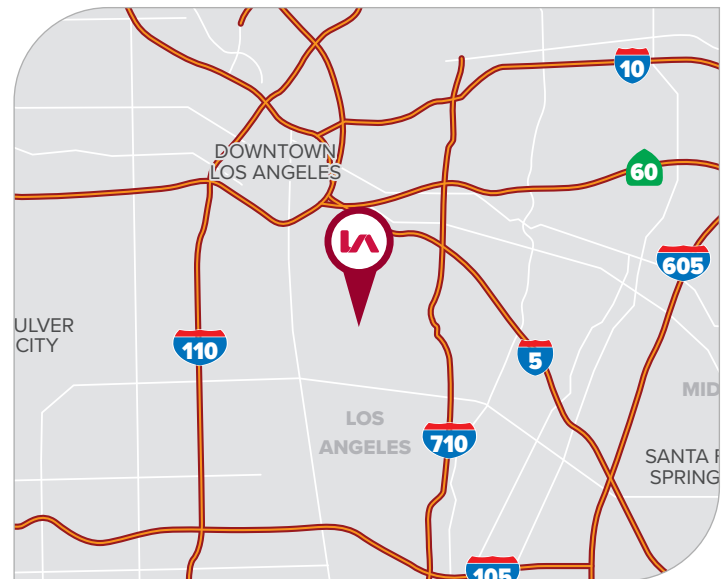
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#### PROPERTY HIGHLIGHTS

- Prime Location - Signalized Intersection
- Excellent Freestanding Office/Retail Building
- Highly-Trafficked E. Florence Ave. Frontage
- Private Parking & Yard in Rear of Building
- Building is Fully Temperature Controlled
- Current Use: Medical Clinic (M-2-M Lease)
- Unincorporated LA County – LC-MXD Zoning
- Do Not Disturb Tenant - Contact Broker



#### PRICING SUMMARY

**ASKING PRICE**

**\$1,100,000**  
\$343.75 PSF

FOR MORE INFORMATION, PLEASE CONTACT



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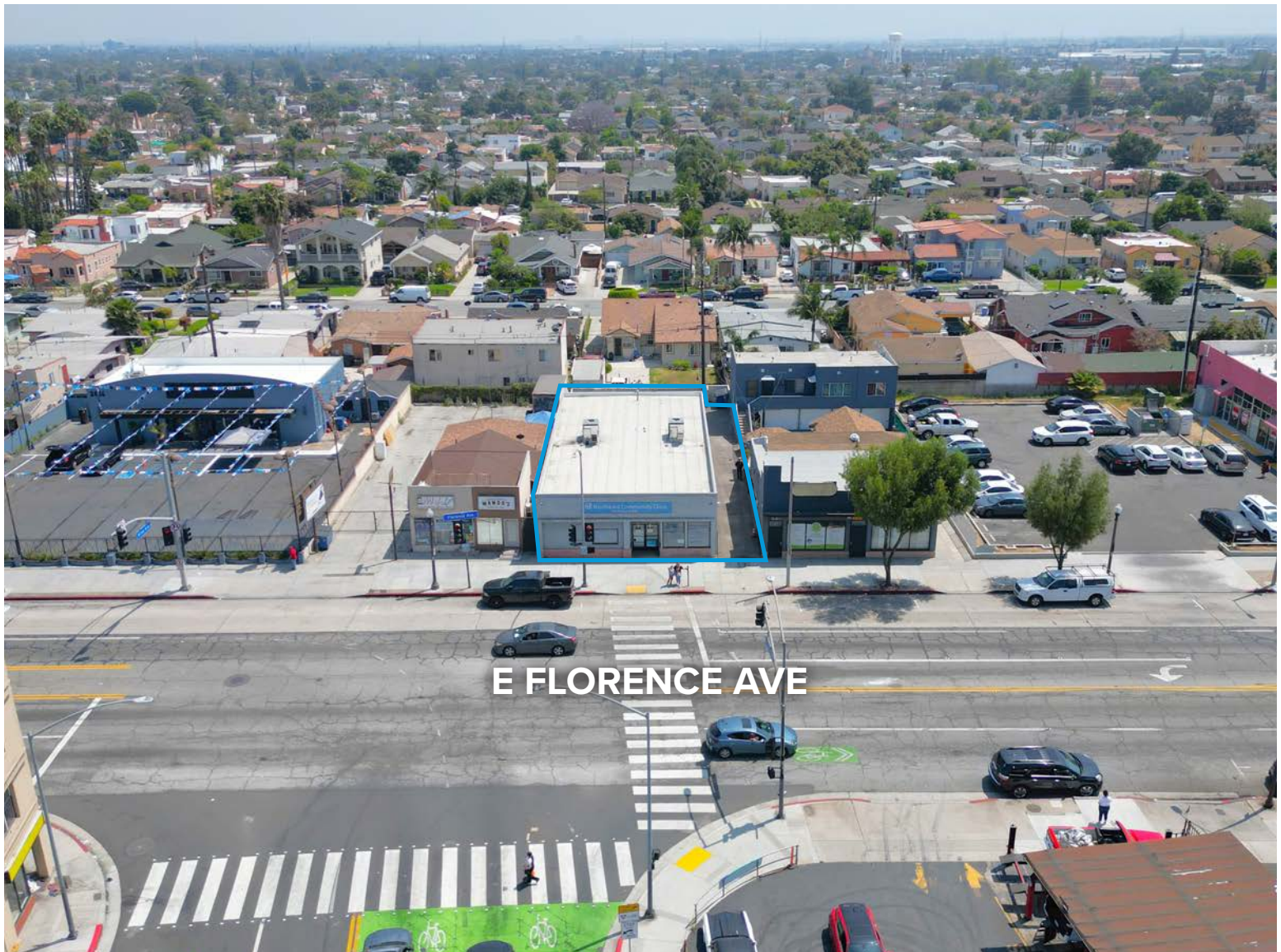
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PROPERTY SUMMARY

|                         |                                |                      |  |
|-------------------------|--------------------------------|----------------------|--|
| <b>TOTAL BLDG SF</b>    | ±3,200 SF (Per Assessor)       | <b>ZONING</b>        | LC-MXD - Uninc. LA County                      |
| <b>TOTAL LAND SF</b>    | ±5,872 SF (Per Assessor)       | <b>CURRENT USE</b>   | Medical Clinic (M-2-M Leasev)                  |
| <b>CEILING HEIGHT</b>   | 10' Minimum Clearance          | <b>CONSTRUCTION</b>  | 1948 - Wood / Masonry / Stucco                 |
| <b>PARKING</b>          | Private Parking / Yard in Rear | <b>PARCEL APN:</b>   | 6201-001-009                                   |
| <b>OFFICE HVAC / RR</b> | Yes / 2 R.R. - ADA Compliant   | <b>FRONTAGE</b>      | Signalized Intersection - E. Florence Ave.     |
| <b>PARKING SPACES</b>   | ±3 Parking Spaces              | <b>CROSS STREETS</b> | Miles Ave. / Seville Ave. / Mountain View Ave. |



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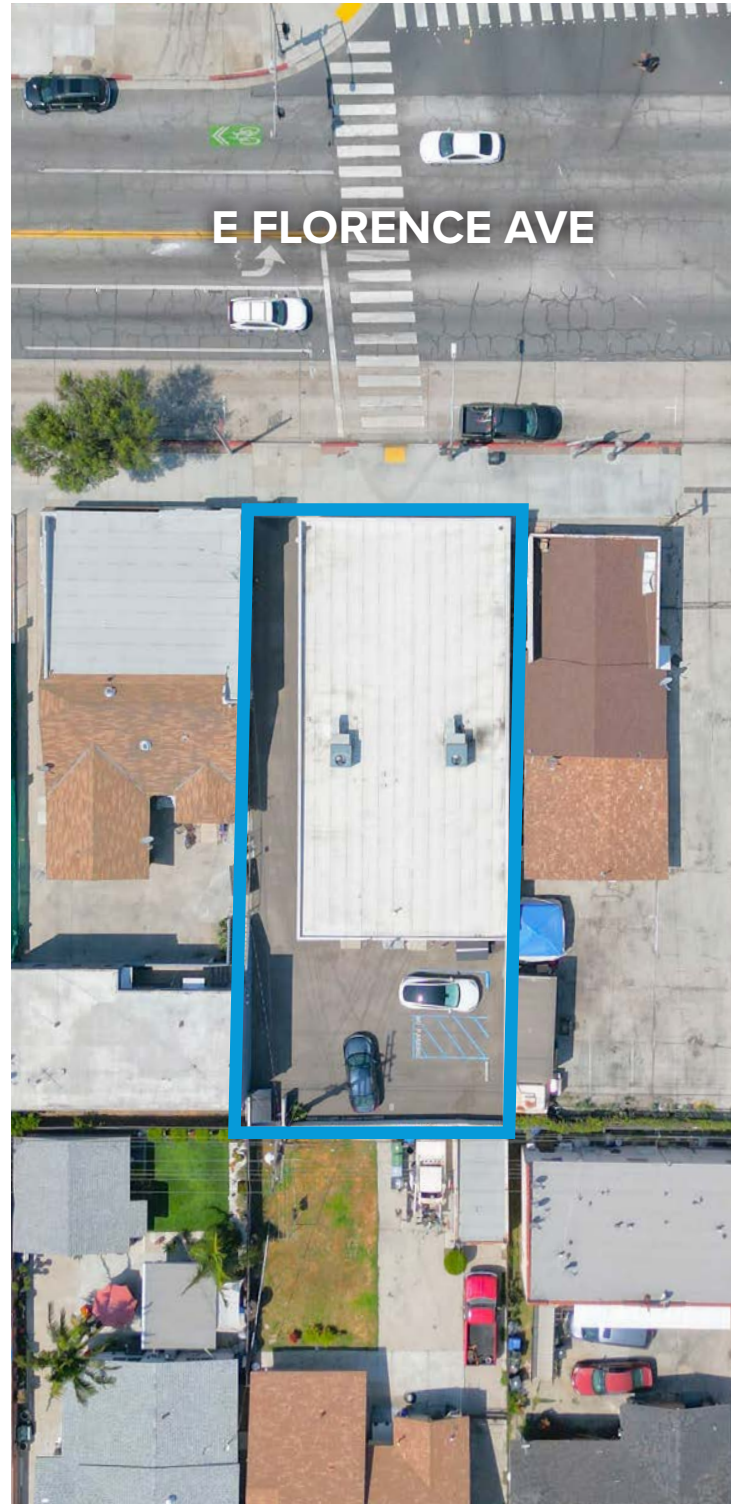
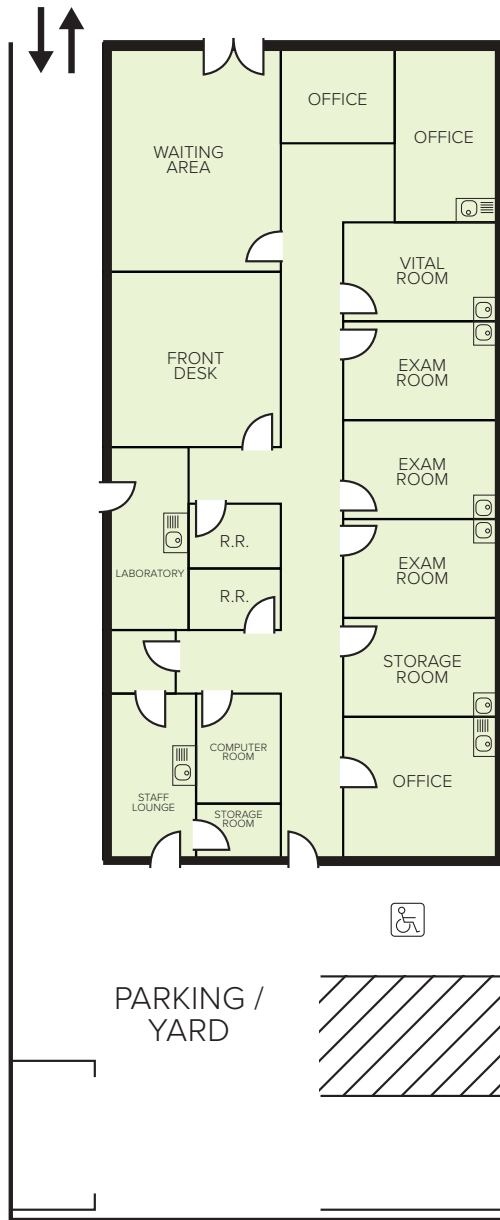
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SITE PLAN

**E FLORENCE AVE**



\*Not to scale. Buyer to confirm all details.

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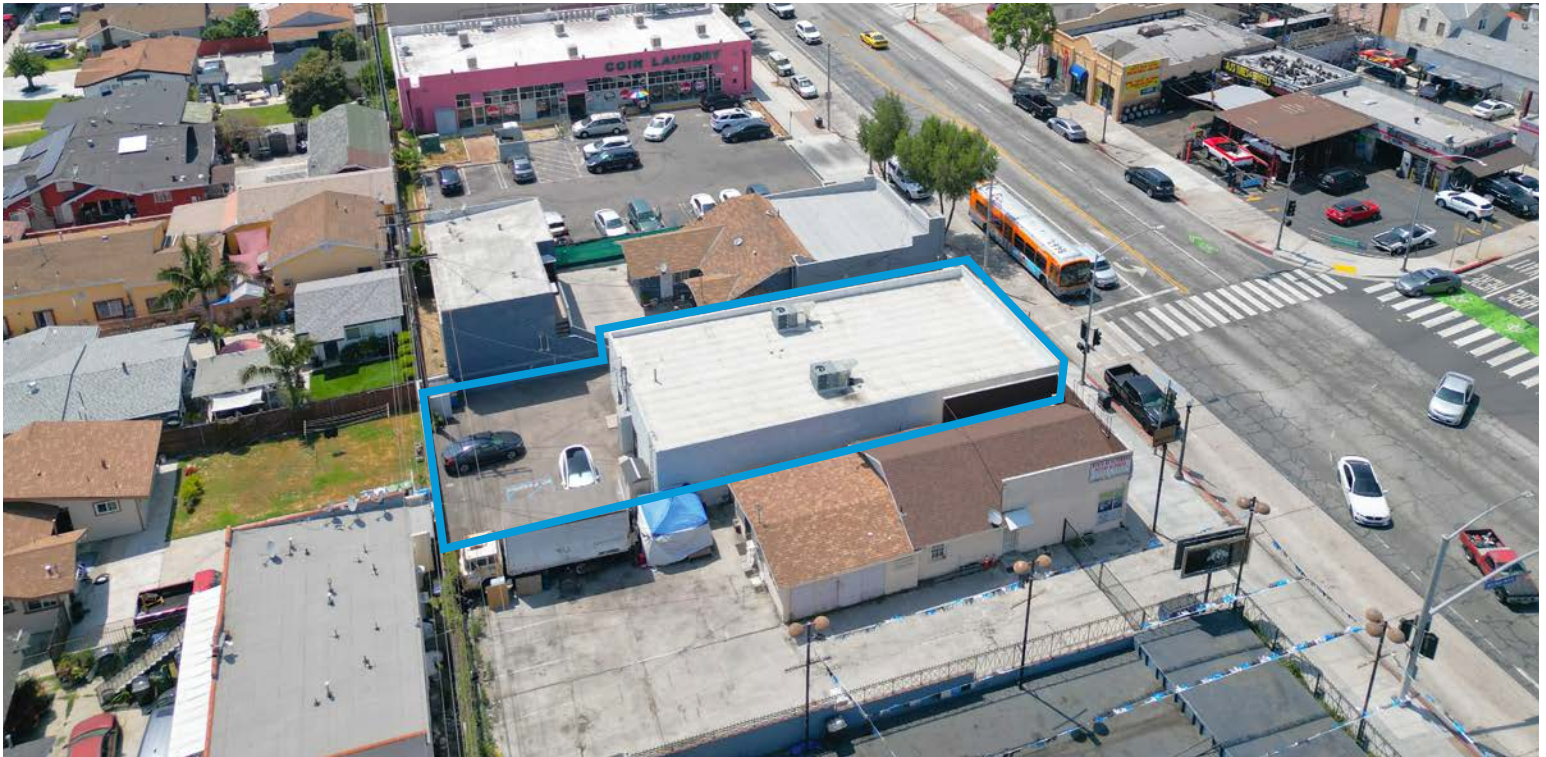
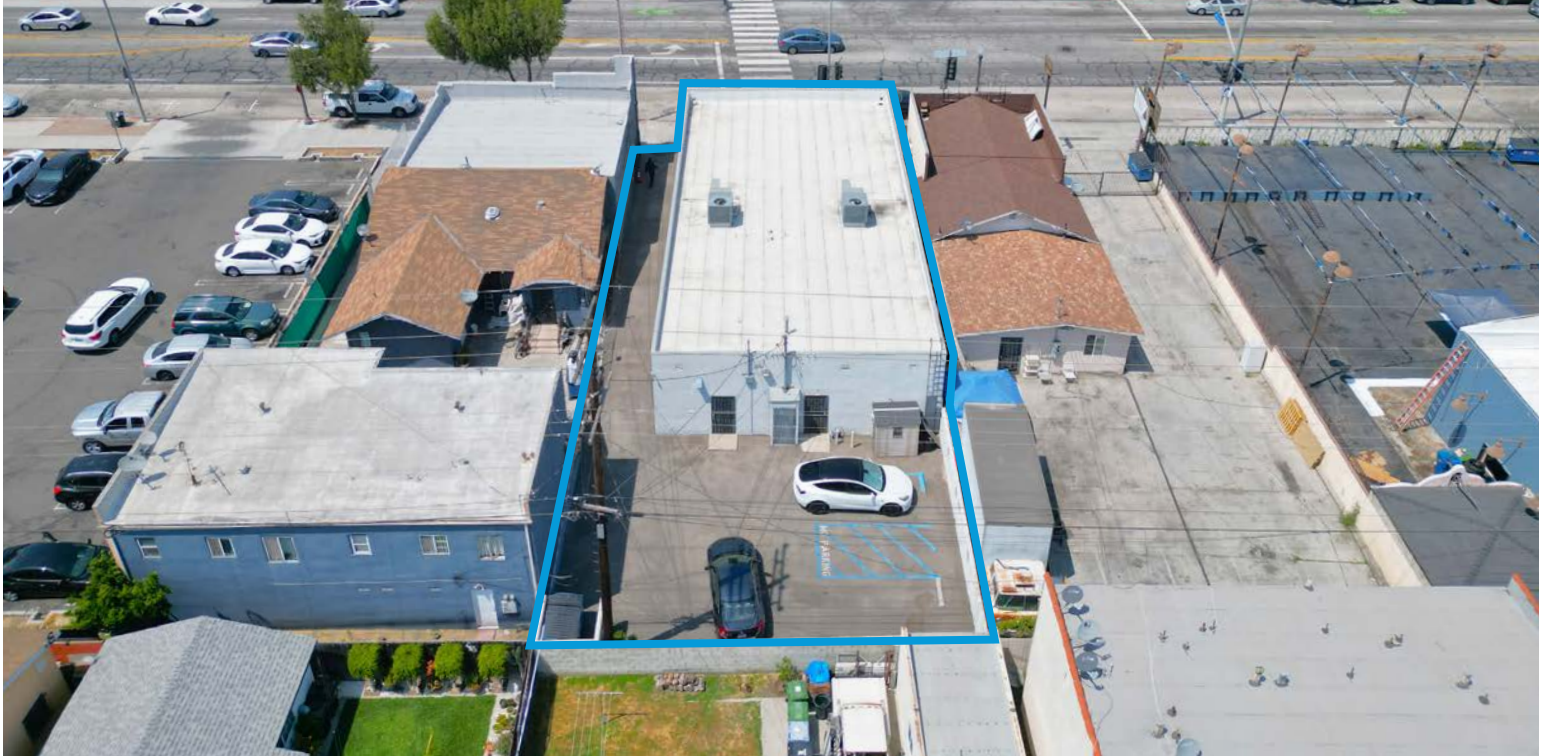
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