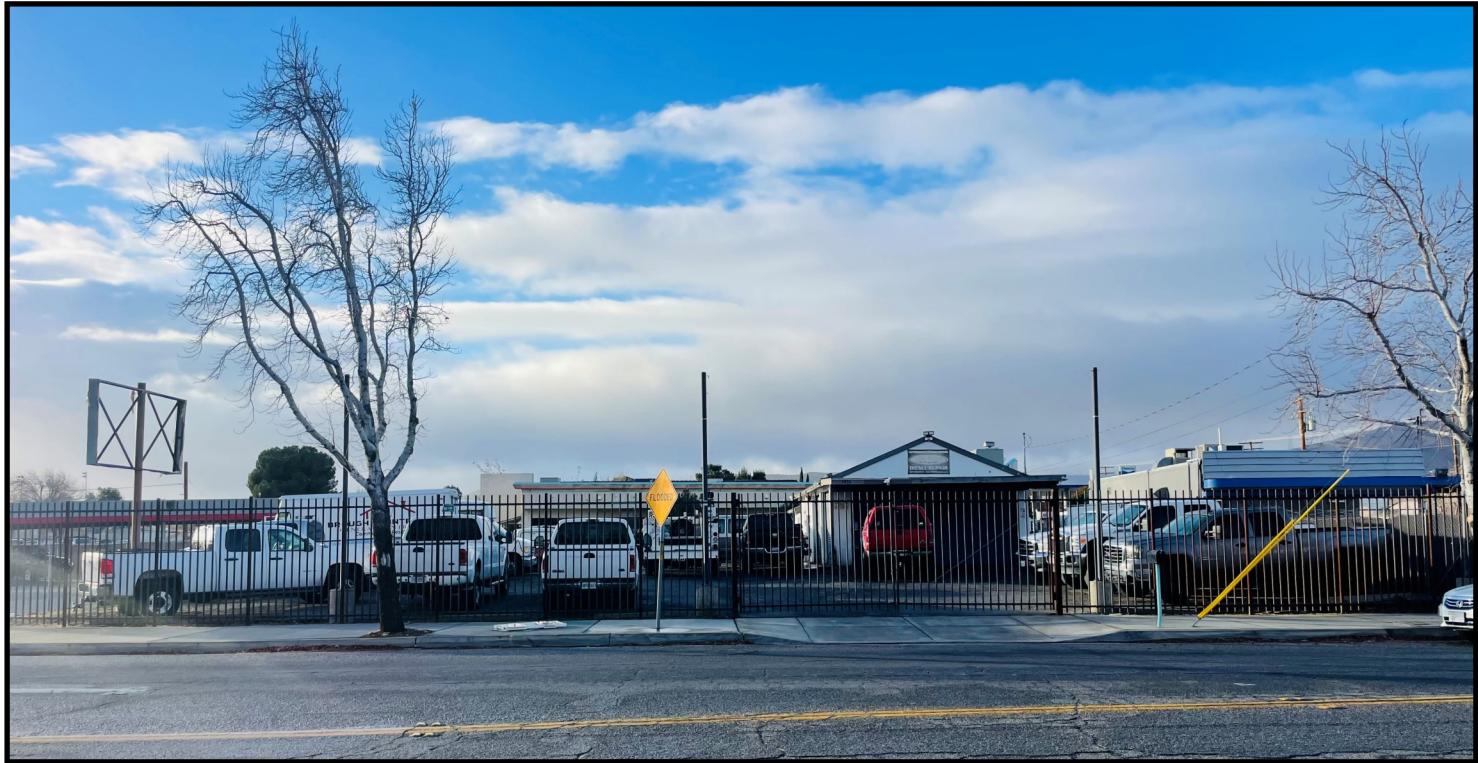


Auto Repair Building for Sale

4870 COLUMBIA WAY, QUARTZ HILL, CA 93536



FREESTANDING AUTOMOTIVE REPAIR SHOP

Commercial Brokers Group is pleased to present this incredible opportunity for an owner user or investor! This rare occasion won't last long in the highly sought after area of Quartz Hill, CA. The offering includes two parcels currently used as an automotive repair shop. With a 1,150/- sf freestanding building on a combined 11,963+/-sf lot, the business possibilities here are tremendous. The service building features three ground level roll up doors, office, ample room for mechanical repairs and is situated on a fully fenced lot. The site features incredible visibility and easy access from Columbia Way and 50th St. W. along with ample on site parking and prominent street signage!

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COMMERCIAL BROKERS GROUP, INC.

Auto Repair Building for Sale



EXECUTIVE SUMMARY

4870 COLUMBIA WAY, QUARTZ HILL, CA 93536

Sale Price:	\$625,000
Property Type:	Auto Service and Repair
Building Size:	1,150+/-sf
Stories:	1
Construction:	Wood Frame & Stucco
Year Built:	1959
Parking:	On Site and Street
Lot Size:	11,963+/-sf
Roll Up Door:	(3) ground level doors
Power:	200 amps
APN:	(2) 3101-017-006/-007
Zoning:	LA County MXD-RU
Delivered:	M2M Tenant (\$3,708/m)



[Link to Zoning Ordinance](#)

PROPERTY OVERVIEW:

- Tenant is month to month currently paying \$3,708/m. New owner could negotiate new lease or vacate tenant.
- Clear Phase II completed on property.
- Billboard on property is owned by seller and will transfer with property if new owner desires their own sign or wants to lease it out.
- Mixed Use Zoning provides for a variety of users as well as potential for residential/commercial mixed use.

Auto Repair Building for Sale



AREA INFORMATION

For more than 50 years, the Antelope Valley has been on the leading edge of America's newest technologies, with major breakthroughs in aerospace, materials science, energy and the environment. The region's ease of access to Southern California's infrastructure has wooed large corporations to develop distribution centers here, including Amazon, Rite-Aid Corp., Michael's, SYGMA and Trader



The Antelope Valley is a thriving community of over 2,000 businesses that encompass not only world-class engineering and state-of-the-art manufacturing & logistics facilities, but also a strong service sector and a robust medical and retail marketplaces as well.

DEMOGRAPHICS	LANCASTER	PALMDALE
2022 Population Estimate	170,942	168,015
2027 Projected Population	176,283	173,300
Median Age	33.3	32.6
Average Household Income	\$85,577	\$95,154
Median Home Prices	\$312,761	\$344,126



Our country's aerospace sector has relied on The Antelope Valley's skilled workers to arrive at ingenious solutions to tough challenges, with each of the six space shuttles being built here. The City of Palmdale is home to Lockheed Martin's famed Skunk Works®, The Boeing Company, Northrop Grumman, and NASA's Armstrong Research Center!

The Antelope Valley is also proud to be home to Amazon, Delta Scientific (A *Global Provider of Vehicle Barricade Systems*), Vision Engineering (a *pioneer in LED lighting technology*), CarMax (*the largest used car retailer in the U.S.*) and the prestigious Palmdale Regional Medical Center!

TOP EMPLOYMENT SECTORS	
Aviation/Aerospace	54,405
Education	11,110
Healthcare	7,102

Auto Repair Building for Sale

CBG

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INC.

DISCLAIMER & CONFIDENTIALITY

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Commercial Brokers Group or by the Seller.

Any projections and any pro forma budgets contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property **"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.