

# FOR SALE

# 22515 S. VERMONT AVENUE

UNINCORPORATED L.A. COUNTY (TORRANCE P.O.)



COLDWELL BANKER  
COMMERCIAL

BLAIR



## Offering Summary

- Price: \$3,474,000 (\$306.24 PSF)
- \$197,406 (Pro Forma) Annual net operating income
- Rent Roll Available Upon Request
- Building Size: 11,344 SF
- No. of Units: 7
- Year Built: 1979
- 20 Parking Stalls

## Property Highlights

- 100% Leased
- Located in Unincorporated L.A. County - No Business License Fee
- Below Market Rents
- High Exposure Along Vermont Avenue
- Gated, Secure Parking
- Near Retail Amenities
- Immediate Access to Harbor (110) Freeway
- Flexible Short Term Leases

## Property Description

The property is located in the highly desirable Unincorporated Los Angeles County area and is a rare purchase opportunity due to the lack of multi-tenant properties that come onto the market in the South Bay. This well maintained property consists of seven (7) units and is great for an owner user or investor

## Location Map



## FOR MORE INFORMATION

### CONTACT:

#### GEORGE BUSTAMANTE

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## Property Location

Located on Vermont Avenue and one block away from the Harbor (110) Freeway. Close vicinity to the Ports of Los Angeles/Long Beach, retail amenities and the beach communities.



## Cash Flow Analysis (Pro-Forma)

**Annual Gross Income:** \$252,082

### Less: Operating Expenses

Taxes: \$42,562

Insurance: \$5,510

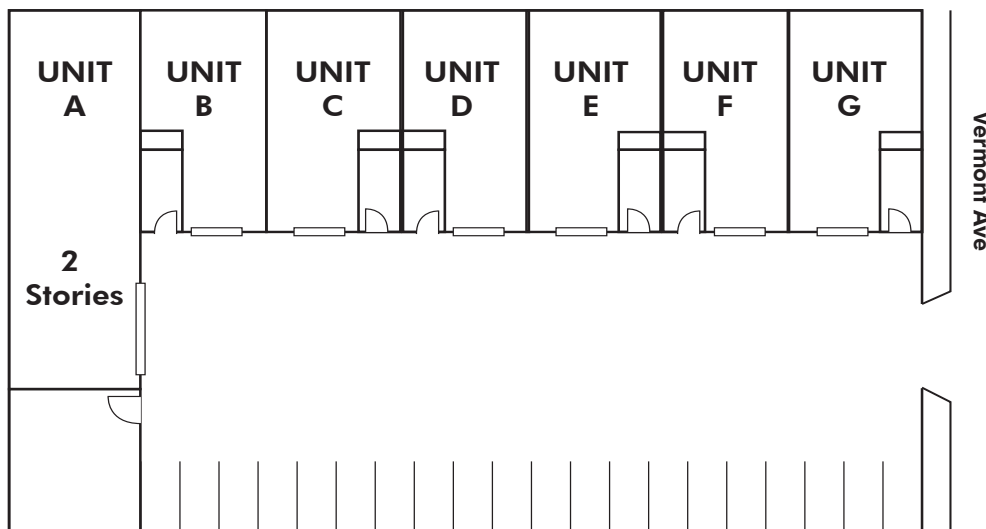
Utilities: \$6,604

**Total Expenses:** \$54,676

**Net Operating Income:** \$197,406

**CAP Rate:** 5.7%

## Site Plan



SITE PLAN NOT TO SCALE

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