

ASKING PRICE

**\$720,000**

TOTAL SF

**±1,354 SF**

PRICE / SF

**\$531 / SF**

## 4305 TORRANCE BLVD, SUITE 306 & 307, TORRANCE, CA 90503

### MEDICAL OFFICE CONDO FOR SALE | ±1,354 SF | TORRANCE BLVD

Rare opportunity to acquire two adjacent medical condominium suites — Suite 306 and Suite 307 — sold together under one parcel and ownership. Combined 1,354 SF with 7 private treatment rooms purpose-built for acupuncture and TCM practice. Suite 306 features a waiting area, reception counter, 1 restroom, and 4 private treatment rooms — available for immediate owner-occupancy. Suite 307 has 1 restroom and 3 treatment rooms, currently leased month-to-month. Both suites are fully improved and operational — no tenant improvement needed.

#### PROPERTY HIGHLIGHTS

- ±1,354 SF combined (Suite 306 + 307)
- 7 private treatment rooms across 2 suites
- Suite 306: 4 rooms, waiting area, reception
- Suite 307: 3 rooms, currently leased M-T-M
- Both suites sold together — one parcel/close
- Association fee \$1,182.08/mo — all-inclusive
- Fee covers ALL utilities + janitorial services
- Owner pays property tax only
- 160 surface parking spaces (5.33/1,000 SF)
- 5-story building, 2 passenger elevators

#### INVESTMENT OR OWNER-USER OPPORTUNITY

- Offered at \$720,000 (\$531/SF)
- Owner-user: occupy Suite 306, lease Suite 307
- In-place rental income from day one of ownership
- Suite 307 market rent est. \$1,800–\$2,200/mo
- 44%–76% rental upside above current lease rate
- Plug-and-play for acupuncture, wellness, TCM

This is a rare opportunity to acquire a dual-suite medical condo in a desirable South Bay location — ideal for practitioners seeking ownership or investors wanting a fully-improved medical-use asset with immediate rental income.



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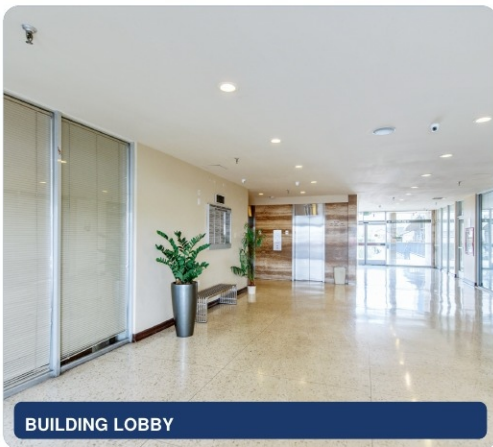
**RECEPTION / WAITING AREA**



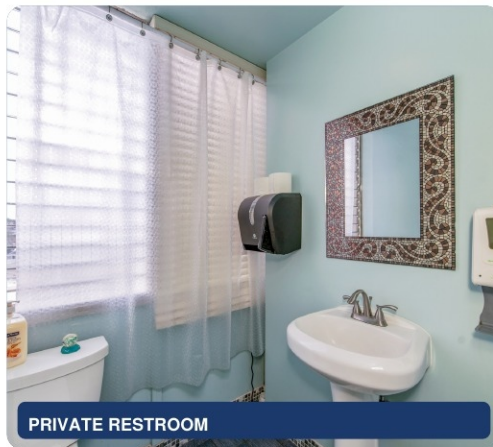
**TREATMENT ROOM**



**STAFF / WORK AREA**



**BUILDING LOBBY**



**PRIVATE RESTROOM**



**TREATMENT ROOM — NATURAL LIGHT**



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