



## **1,568 SF Retail/Office Building in Altadena**

**For Sale: 2509 Lake Avenue Altadena, CA 91001**

- Approximate 1,568 SF completely remodeled two-story building suitable for retail, office, and creative uses.
- The first floor has a reception and waiting area with two offices open to the front with large windows and plenty of natural light. It has hardwood floors, recessed lights and has been freshly painted.
- The second floor has a spacious conference room with a large window overlooking Lake Ave. It has a large open working area, one office that could be fully enclosed if desired, two restrooms and a kitchen with breakroom.
- The exterior has also been painted with a new awning and excellent signage possibilities to the busy thoroughfare. There are approximately 4 parking spaces in front and ample street parking available.
- Located adjacent to other professional uses, restaurants and coffee shops. Just below Altadena Drive. Affluent area with excellent demographics.



## Property Description

Total Building Square Footage:	1,568 Square Feet
Lot Size:	2,178 Square Feet
APN:	5845-017-016
Year Built:	1964
Zoning:	General Commercial Zone: allows retail, office and creative uses.
Parking Spaces:	Four Spaces
Current Tenants:	Owner occupied by Greenwood Insurance- property will be delivered vacant.



### Top Commercial Realty

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\*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. \*



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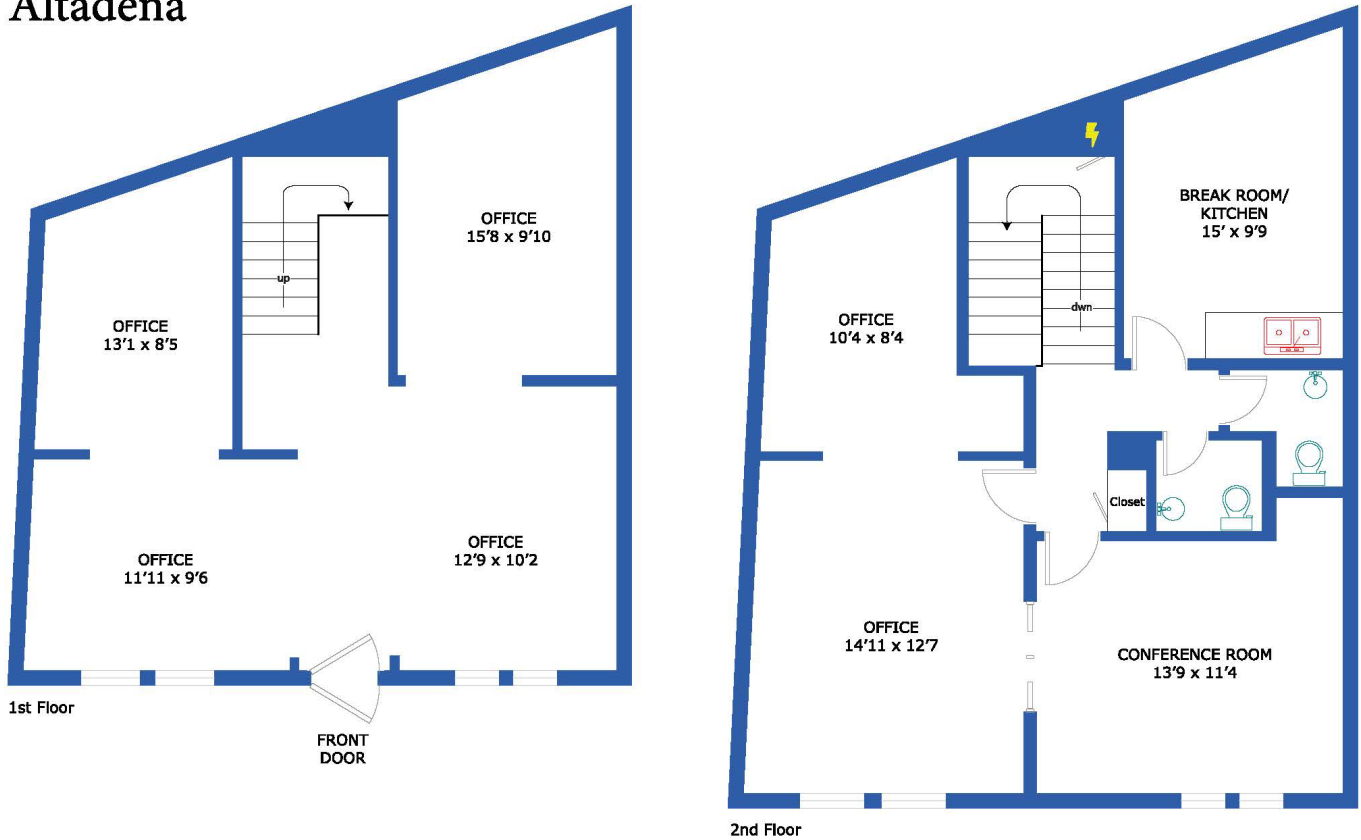
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Floor Plan by at 323-928-2241 | www.eggimaging.com. Information deemed reliable but not guaranteed.

Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	66,094	223,410	1,195,957
Average HH Income	\$122,356	\$132,484	\$110,365
Median Home Value	\$961,577 2023 Data		



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