

REDUCED

RETAIL INVESTMENT/ OWNER USE FOR SALE

4000 Slauson Ave, Maywood, CA 90270



For more information please contact:

Stacy Vierheilg-Fraser

Principal

818.933.0313

svierheilg@lee-re.com

CalDRE#00986794

AVAILABLE

Price	Size	Notes
\$1,500,000	7,115 SF (approx)	On approx. 10,232 SF of MYC1YY zoned land. Built in 1946

PARKING

Approx. 8 parking spaces

PROPERTY HIGHLIGHTS

- Three (3) units A - approx. 4,500sf expires 9/30/25 paying \$5400 | unit B approx. 1,500sf vacant paying \$2,200-3 year lease | unit C approx. 1,250sf mtm paying \$2,500; annual income \$121,200
- Signalized Corner property
- Owner user or investment
- Short term leases
- Gated parking
- Walkscore: 88
- New Roof, Tile, Bathrooms, Asphalt, Some Plumbing and Electrical



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15250 Ventura Blvd., Suite 100 • Sherman Oaks, CA 91403
P:818.986.9800 F:818.933.0405 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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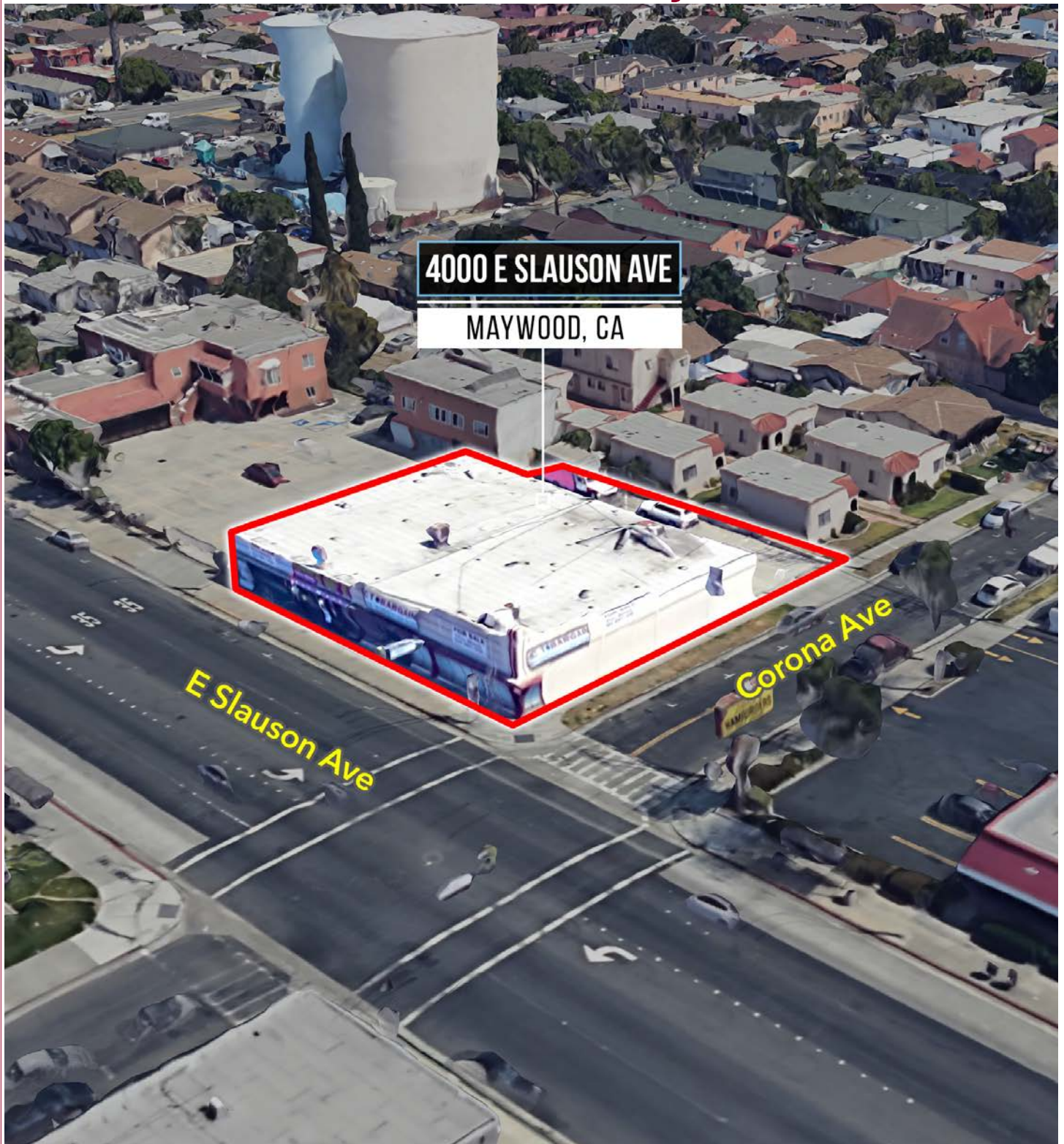
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