

# FOR SALE

# 3,500,000



## 7600 - 7614 KATELLA AVE STANTON CA 90680

### Investment Potential:

This property offers an outstanding opportunity for owner-users seeking a strategically located, versatile commercial space in Stanton. With its expansive building and large lot, this property provides tremendous potential for business growth, operational efficiency, and long-term value.

- **Versatile Space:** The property features a spacious, flexible layout that can accommodate a wide range of commercial uses, including retail, office, or mixed-use developments. Its adaptable design makes it ideal for businesses looking to expand or customize their space to meet evolving needs.
- **High Visibility & Prime Location:** Located on Katella Avenue, a major thoroughfare in Stanton, the property enjoys significant daily traffic, offering excellent visibility and prime exposure for your business. This high-traffic location maximizes foot traffic and enhances brand presence.
- **Ample Parking:** The expansive lot provides generous parking for both customers and employees, a crucial asset for ensuring smooth day-to-day operations and convenient access for all.
- **Thriving Commercial Area:** Situated in a well-established commercial district, the property is surrounded by a diverse mix of businesses, restaurants, and essential amenities. This vibrant environment contributes to a steady flow of potential customers and strengthens the overall business climate.
- **Strategic Accessibility:** With easy access to major freeways and public transportation, this location ensures convenience for both employees and customers. The property's connectivity adds value by facilitating smooth commutes and enhancing business accessibility.

### Features:

Building size :7,104 SF  
Built:1969

Lot Size: 26,136 SF Year  
Zoning: C-2



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