



For Sale or Lease: \$1,275,000 or \$1.75 PSF NNN

3,328 SF Free-Standing Commercial Building

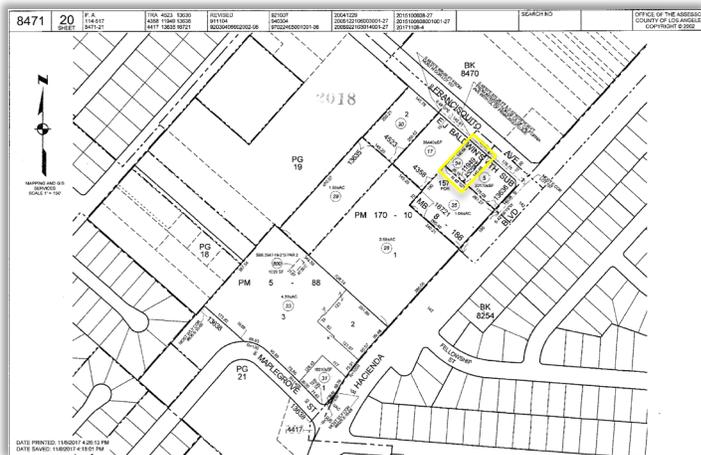
15430 Francisquito Avenue La Puente, CA 91744

- Located at the busy intersection of Francisquito and Hacienda. Adjacent to Aldi grocery store, across from Burger King, Planet Fitness and the 99 Cent Store.
- Open floor plan with Two restrooms in the back, parking in the front of the building and storage on the side yard.
- Possible to divide into multiple units- Two large entry doors in place.
- Signage on front and side of building façade.
- Short-term lease remaining- good opportunity for an owner/user.
- Zoning allows retail, medical, office, service businesses, printing, martial arts and many accessory uses.



Property Description

Total Building Square footage:	3,328 Square Feet
Total Lot Size:	11,282 Square Feet
APN:	8471-020-034 (Lot 157)
Year Built:	1964
Zoning:	C2- General Commercial which allows retail, office, medical and service businesses.
Current Tenant:	La Puente Furniture
Lease Information:	\$4,350.00 per month plus NNN Lease Expires 1/31/2026 with no options to renew. Great potential for an owner/user.



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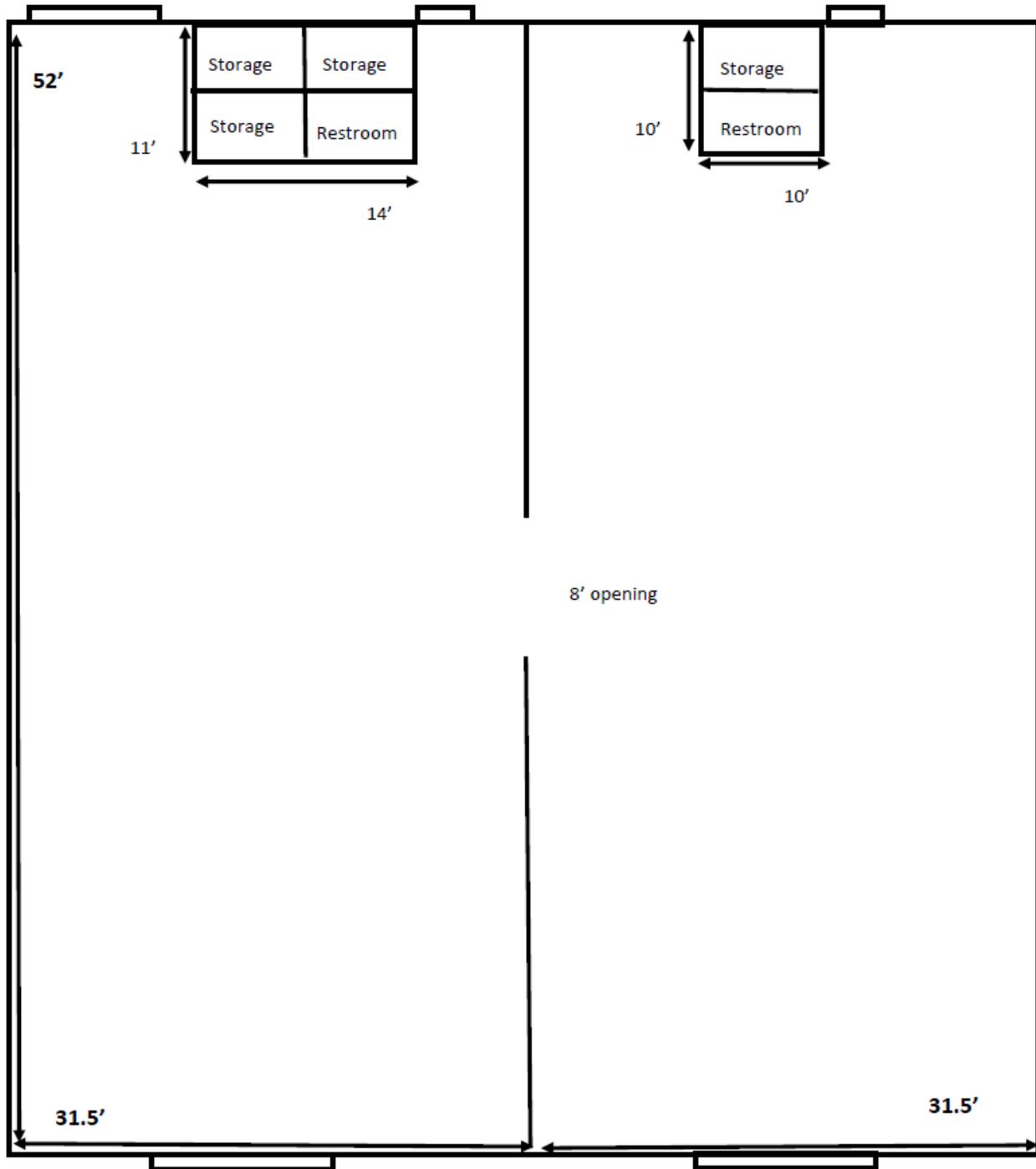
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*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. *

15430 Francisquito Ave La Puente Floor Plan



Floor plan not to scale

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