

Avenue I Industrial

3301 E Avenue I

Lancaster, CA 93535

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
VALLEY REALTY



PROPERTY OVERVIEW

1,152± sf building with restroom and 4 small rooms suitable for storage or repurposed for office use. The building is situated on apx 1 acre of a partially fenced lot that provides ample space for a variety of uses and/or future expansion. The cell tower lease located in the back of the property is not owned by sellers and is not included in the offering. The lease encumbers apx 430sf and includes an option for an adjacent 300sf for expansion. Property received a letter of closure from the Department of Toxic Substances Control. Sellers may consider seller financing to a qualified buyer with a minimum of 35% down.

PROPERTY DETAILS

Price	\$450,000
Building Type	Warehouse/Storage
Building Size	1,152± sf
Construction	Metal
Year Built	1940
Lot Size	1.00± ac (107.82' X 408')
APN	3154-010-015
Zoning	LI (Light Industrial)

FOR MORE DETAILS CONTACT:

Harvey Holloway - BRE #00594721
harvey@cbcvalleyrealty.com

Direct 661.948.2644 x 22 **Main** 661.948.2644
Fax 661.945.2524 **Cell** 661.609.8173

42402 N. 10th Street West #E
Lancaster, CA 93534

www.cbcvalleyrealty.com

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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE**. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

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