**FOR SALE** 

COLDWELL BANKER COMMERCIAL VALLEY REALTY

Lancaster, CA 93535



### 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

Fax

**Direct** 661.948.2644 x 22 **Main** 661.948.2644 661.945.2524

661.609.8173 Cell

# 

3301 E Avenue I

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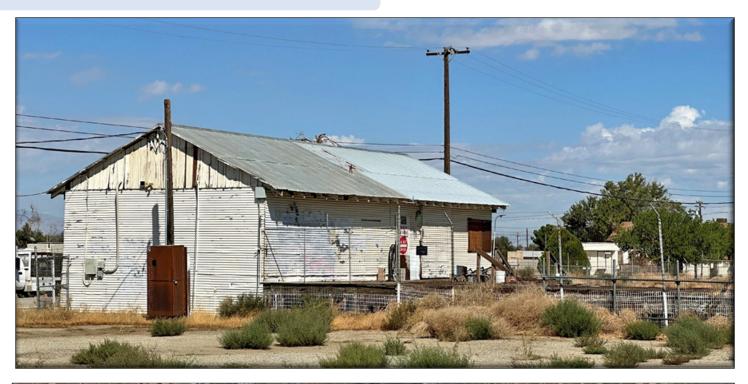
# Avenue I Industrial

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## **CONFIDENTIALITY AND DISCLAIMER**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the listing agent. Coldwell Banker Commercial Valley Realty, or by the Seller. Any projections and/or pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made regarding the accuracy or completeness of this information or that actual results will conform to any projections contained herein. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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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