

For Sale

\$575,000

14436 Whittier Blvd

Whittier, CA 90605

1,034 sq ft interior

6,649 sq ft lot

Built in 1950



FEATURES

- **Prime Whittier Blvd Exposure:** Standout street frontage, prominent signage opportunities, and high-visibility to traffic.
- **Flexible Mixed-Use Zoning (MU-1):** Excellent versatility for commercial office space, professional services, retail, or potential future redevelopment/expansion opportunities.
- **Ample Off-Street Parking:** Rare setup for the price point featuring a 2-car detached garage and up to 9 parking open spaces.
- **Recent System Upgrades:** Move-in ready confidence featuring a newer roof and newer central HVAC system.

CONTACT US NOW

call or
text

- 📞 562-761-9792: Mary Nordine Hale, DRE Lic. #01962661
- 📞 562-882-2399: Vance Nordine, DRE Lic. #00786474
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WOW! WOW! WOW!!! What a find! This unique and iconic Whittier Boulevard property offers an opportunity you simply do not see very often. The property consists of a house that has been used for as a real estate and property management office, giving it a flexible layout for a variety of potential uses. In addition to the house there is a two car garage. Located directly on Whittier Boulevard with strong visibility, recognizable signage, and excellent street exposure, this property may be especially attractive to an owner -user looking for an affordable location along one of Whittier's primary mixed-use corridors. The property is reported to be located in the Mixed-Use 1 (MU-1) zone. Depending on City requirements and approvals, a buyer may wish to explore a variety of possibilities, including business use, potential mixed use residential and business use, expansion, or future redevelopment. Newer roof & newer HVAC! The property to the west was also a house has been expanded, demonstrating how additional improvements may potentially enhance a property along this corridor. A buyer may also wish to investigate whether assembling neighboring properties could create opportunities for a larger future development. And where else can you buy a property directly on Whittier Boulevard at this price point with this type of upside. Parking is another major advantage. There appear to be approximately 11 parking spaces, including a two-car garage, with an approximately six more open spaces behind the building, and approximately two to three more spaces in front. With Whittier Boulevard frontage, street signage, a freestanding building, garage, parking, and mixed-use zoning possibilities, this is a property with a lot to consider. Bring your business, your ideas, and your vision and explore what may be possible here. Buyer to independently verify zoning, permitted uses, parking, square footage, development potential, residential occupancy, expansion possibilities, and all other information with the City of Whittier and appropriate professionals. Don't miss it.

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