

FOR SALE

RARE RETAIL/OFFICE OPPORTUNITY IN PASADENA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



**1771 E Washington Blvd
Pasadena, CA 91104**

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FOR SALE RARE RETAIL/OFFICE OPPORTUNITY IN PASADENA

3223 DEL MAR AVE
ROSEMEAD, CA 91770

PROPERTY INFORMATION

Perfect small retail or office space for an owner-user. Washington Blvd is a great commercial street that is filled with great small businesses. This is an opportunity for a small established local small business to own its own real estate instead of paying rent. SBA financing would make this a great opportunity to control your own property and buy an appreciating asset for the future with minimal down payment.



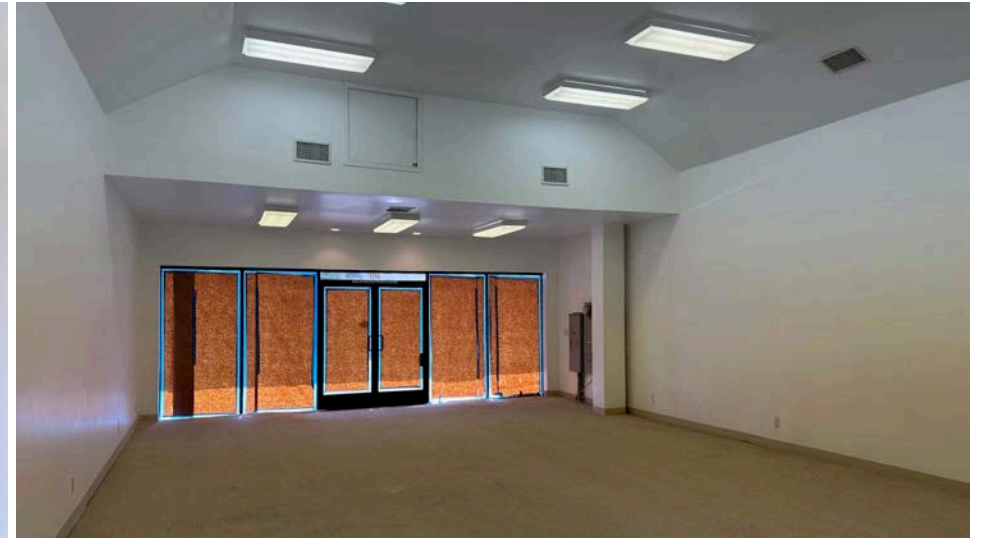
ASKING PRICE	\$1,190,000
PRICE PER SF	\$743.75
TOTAL BUILDING SF	±1,600
LOT SF	±2,750
YEAR BUILT	1926
PARKING RATIO	2 spaces
APN	5851-023-015



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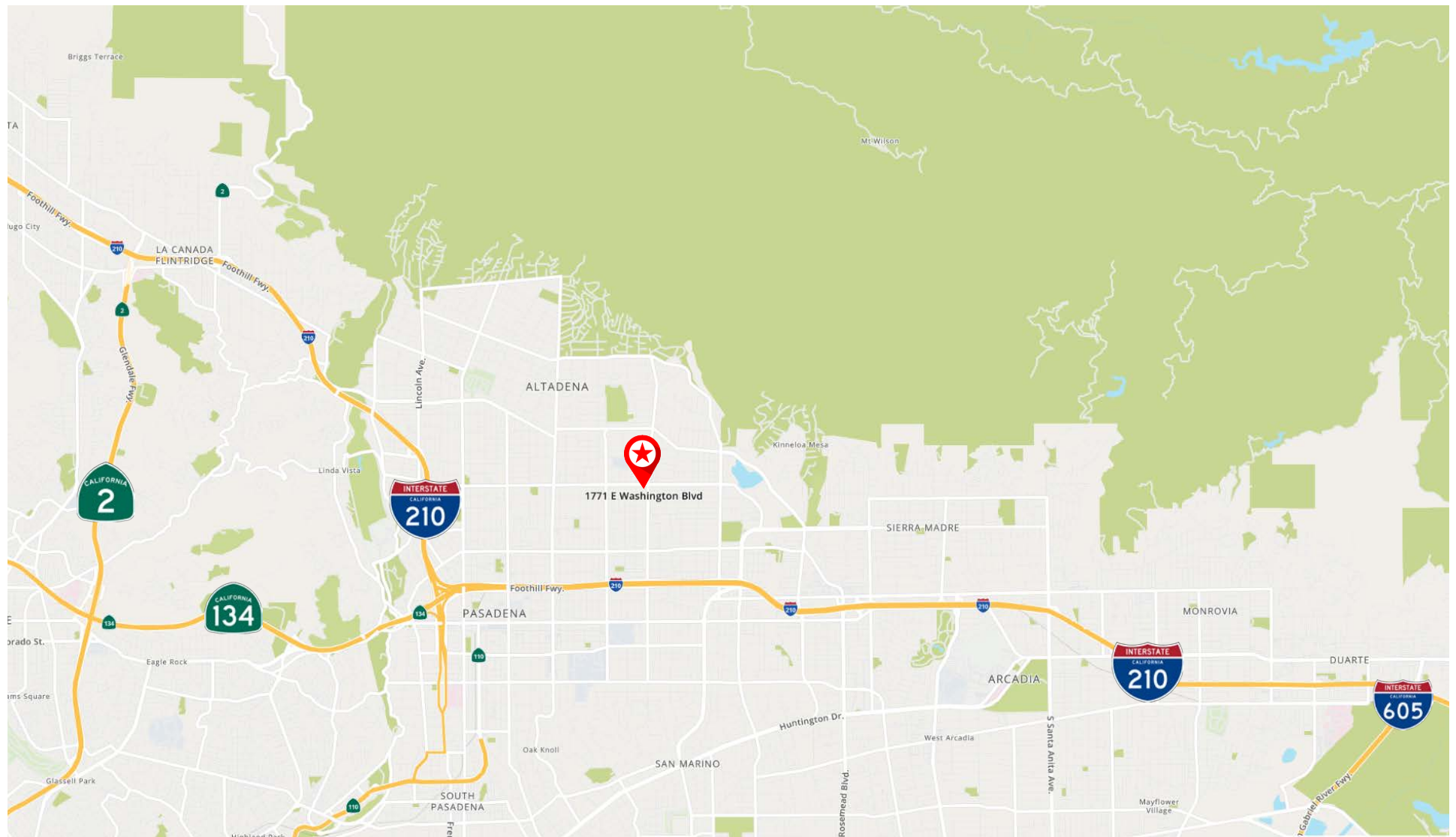
PROPERTY PHOTOS



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OVERVIEW MAP



1771 E WASHINGTON BLVD

PASADENA, CA 91104

PRESENTED BY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Pasadena in compliance with all applicable fair housing and equal opportunity laws.