



6,184 SF

RESTAURANT & RETAIL STRIP
Investor or Owner-User



Bellflower
Retail Strip *for Sale*



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DRE# 02006975

13407-13413 WOODRUFF AVE
BELLFLOWER, CA 90706

All informed deemed reliable, but buyer to confirm all information.

Property Features

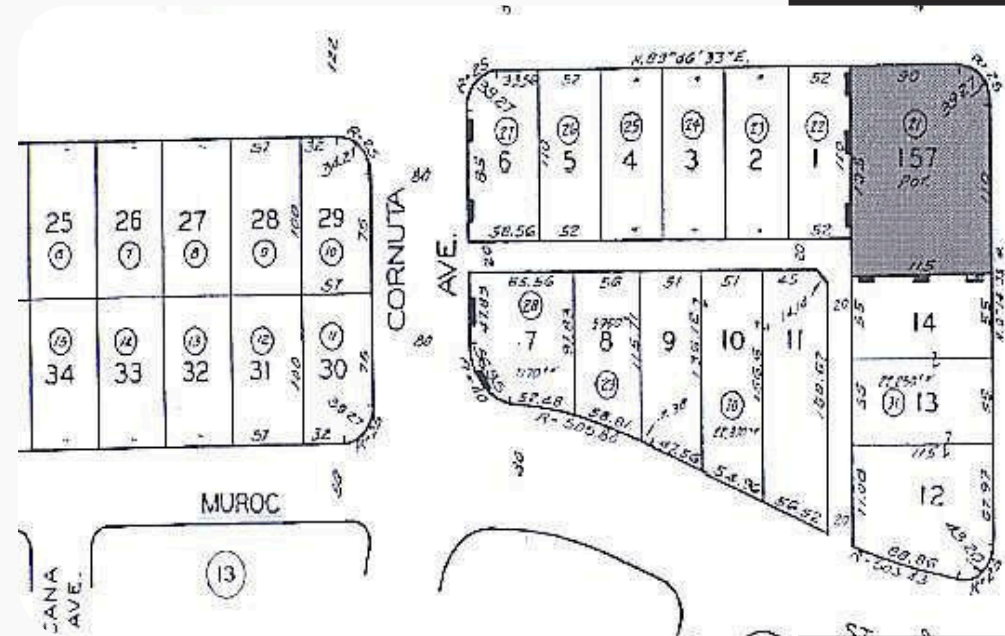
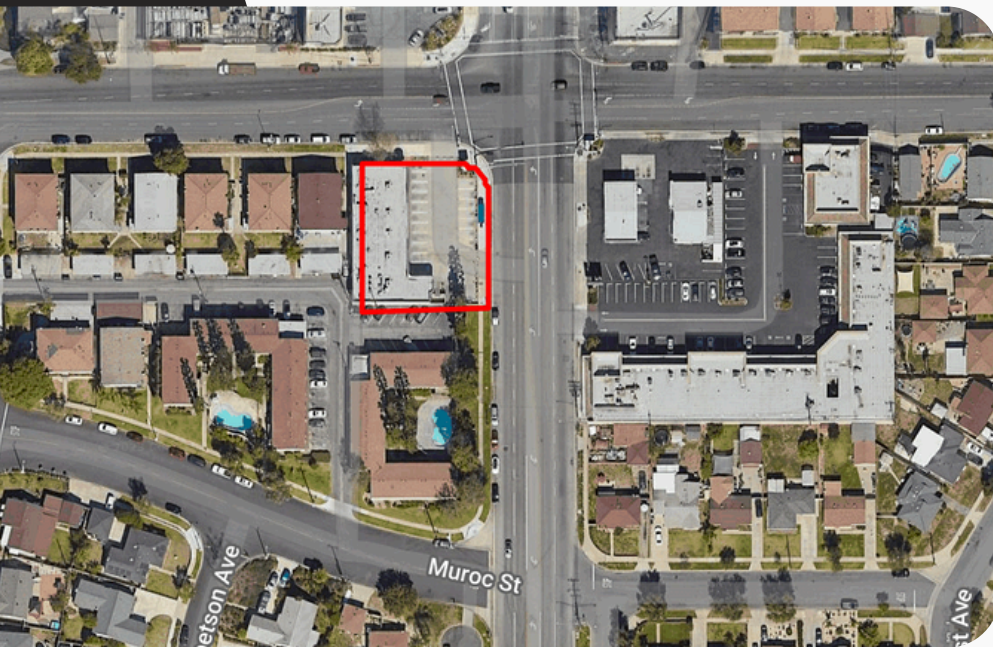
- Woodruff Avenue Corner Lot
- Free Standing Retail Strip Building & Restaurant
- Can use whole space or divisible to (3) separate units
- Conveniently located near highways
- Bakery/Restaurant Equipment Valued at \$120,000 also available for sale.



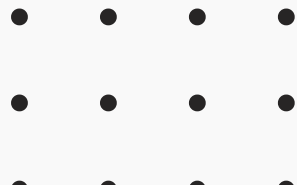
Property Information

- | | |
|------------------|--------------|
| ▪ Purchase Price | \$1,999,999 |
| ▪ Building Size | 6,184 SF |
| ▪ Land Size | 15,045 SF |
| ▪ Parking | 3.25/1,000 |
| ▪ Zoning | BFCN |
| ▪ Parcel# | 6281-011-021 |

Conveniently Located



- Easy Access to 605, 105, 5, and 710 Freeways
- Near Shopping and Amenities
- Located off the 605 Freeway, near Imperial Hwy Exit.



Floor Plan (Original As Built Layout)

