

FOR SALE

OPPORTUNITY AWAITS

Offered At \$2,249,000

1555

**W COMMONWEALTH AVE
Fullerton, CA 92833**



GRACE KIM REALTOR® DRE# 02214909

NICOLE YI REALTOR® DRE# 01986727

YOUNG J. PARK REALTOR® DRE# 01974903

714-576-9922 | yjre00@gmail.com



OFFERING MEMORANDUM

1555 W Commonwealth Ave, Fullerton, CA 92833

The prime location on General commercial zoning in Fullerton. The actual Permitted Building space is 3,824 SF, Currently Academy Business is ongoing with multi rooms in floor plan was permitted in 2013 & 2023. Single story & Two Entrance, to be possible to rent two spaces. The Main entrance provides a huge reception & Lobby, Three rooms, Kitchen, Two bathrooms, with an additional meeting (conference) area AND The Left entrance provides 3 rooms, with 2 baths. Both entrances have Handicap access, to be able to be used for a Doctor's office, General office, Academy, or Any other Business. Two entrances to the parking lot to make it easy to access, The entrance from the back alley and the entrance from the main road from Commonwealth Ave. You could redesign the parking lot to park more cars. Over 20,000 SF lot size, Potential to invest, Convenient access to 91 & 5 freeway.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchaser, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a through due diligence investigation. TNG Real has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, Soil Inspection, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, TNG Real has not verified, and will not verify, any of the information contained herein, nor has TNG Real conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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PROPERTY DETAILS

SALE TYPE	INVESTMENT OR OWNER USER
PROPERTY TYPE	OFFICE OR GC
BUILDING SIZE	3,824 SF
BUILDING CLASS	C
YEAR BUILT	1937
PRICE	\$2,249,000
PRICE PER SF	\$588.13
PERCENT LEASED	VACANT
TENANCY	MULTIPLE
BUILDING HEIGHT	1 STORY
TYPICAL FLOOR SIZE	3,824 SF
SLAB TO SLAB	9'
BUILDING FAR	0.18
LAND ACRES	0.49 AC / 21,444 SF
ZONING	C - COMMERCIAL
PARKING	15 SPACES (3.92 SPACES PER 1,000 SF LEASED)
PARCEL NUMBER	031-113-39



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PROPERTY DETAILS

3,824 SF
BUILDING SIZE

0.49 ACRES
LOT SIZE

1937
YEAR BUILT

OWNER OCCUPIED

- Prime Location, General Commercial & Office - Well designed site plan with Single story building
- Tremendous Urban core Location
- Currently Single Tenant occupied, Possible Owner user
- Strong Demographics and popular areas
- Plenty Parking space & Convenience In & Out
- Close to Los Angeles County / Opportunity area
- Fenced(Gated) Yard / Two- Way Entrance
- Parking : Current 15 Spaces (Re-deign to 24-30)
- Central AC & Heater
- Multi-Size office / Total 3 Bathrooms
- Close to 91 & 5 HWY



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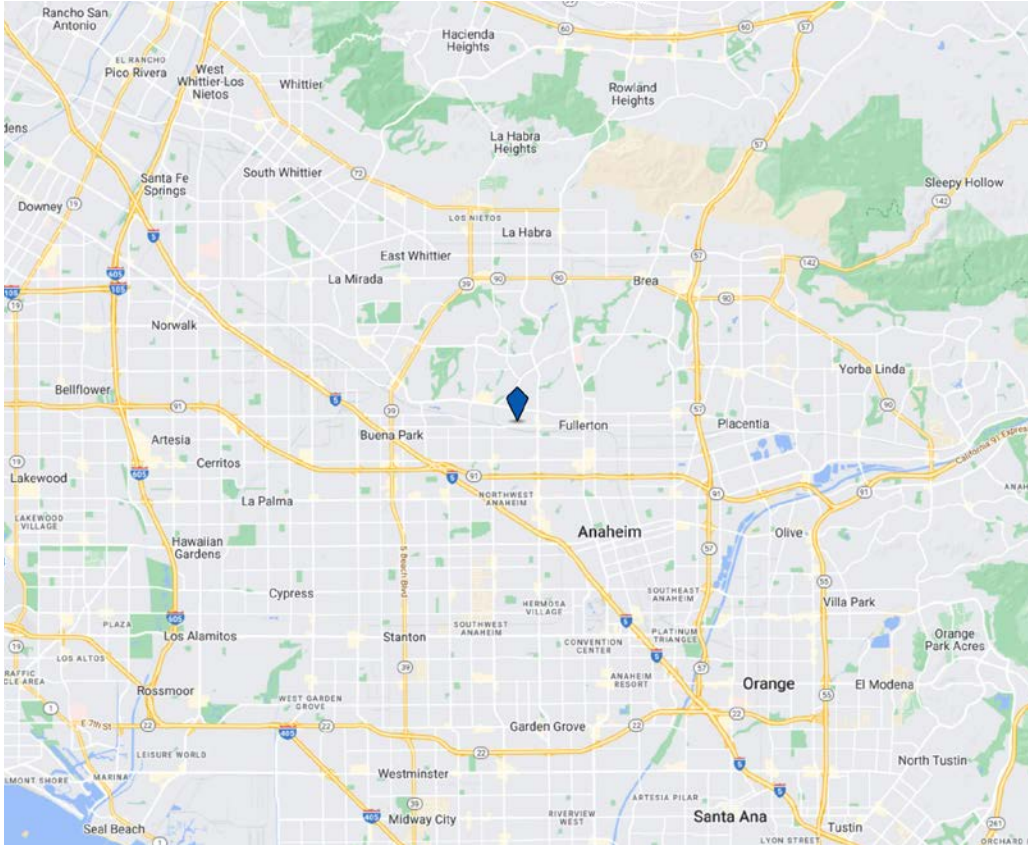
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TRANSPORTATION

COMMUTER RAIL

Fullerton Commuter Rail (Orange County, 91 Lines)	6 Min Drive	1.9 Mi
Buena Park Commuter Rail (Orange County, 91 Lines)	6 Min Drive	2.6 Mi

AIRPORT

John Wayne Airport	26 Min Drive	17.6 Mi
Long Beach-Daugherty Field Airport	28 Min Drive	18.5 Mi
Ontario International Airport	44 Min Drive	30.5 Mi



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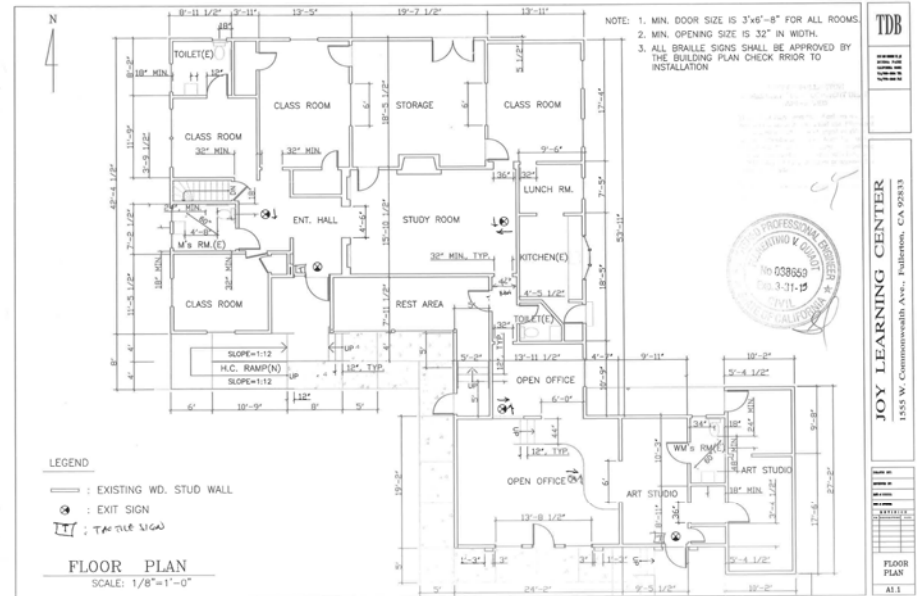
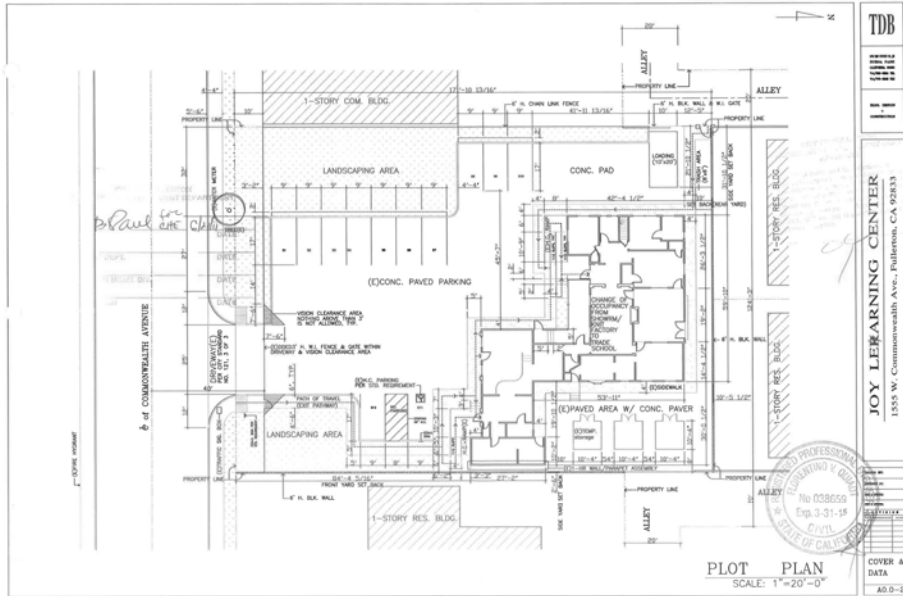
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FLOORPLAN



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