

FOR SALE

± 1,600 SF BLDG | ± 0.17 ACRE LOT

LEASED INVESTMENT | 5.6% CAP RATE



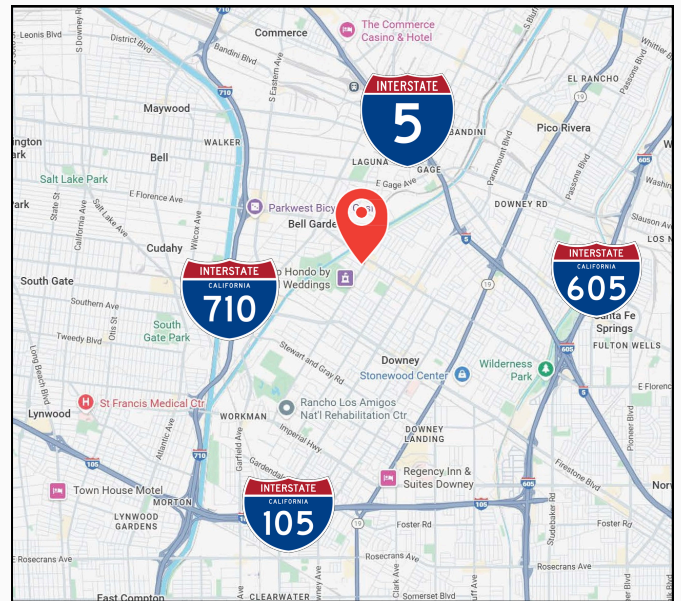
10231 OLD RIVER SCHOOL RD., DOWNEY, CA 90241

PROPERTY HIGHLIGHTS

- ✓ Building Size: ± 1,600 SF Free Standing Building
- ✓ Lot Size: ± 0.17 AC (± 7,405 SF) parcel
- ✓ Commercial (C-1) Zoned with Mixed Use Overlay (confirm with City)
- ✓ Private Gated Parking Lot/Yard - Concrete
- ✓ One (1) Ground Level Door
- ✓ Traffic: 46,622 cars per day on Florence Ave & Pomeroy Rd SE

INVESTMENT DETAILS

- ✓ Established Tenant for 10+ years
- ✓ 2-10 year NNN Leased Investment (Call for Details)
- ✓ Monthly Net Income of \$3,500.00
- ✓ Net Operating Income of \$42,000.00
- ✓ Tenant Responsible for all expenses and maintenance at the property
- ✓ Excellent Single Tenant Investment Opportunity



KYLE WILLIAMS, SIOR
Senior Vice President
(949) 293-6788 (Cell)
kyle@ashwillassociates.com
CA DRE Lic.02015940

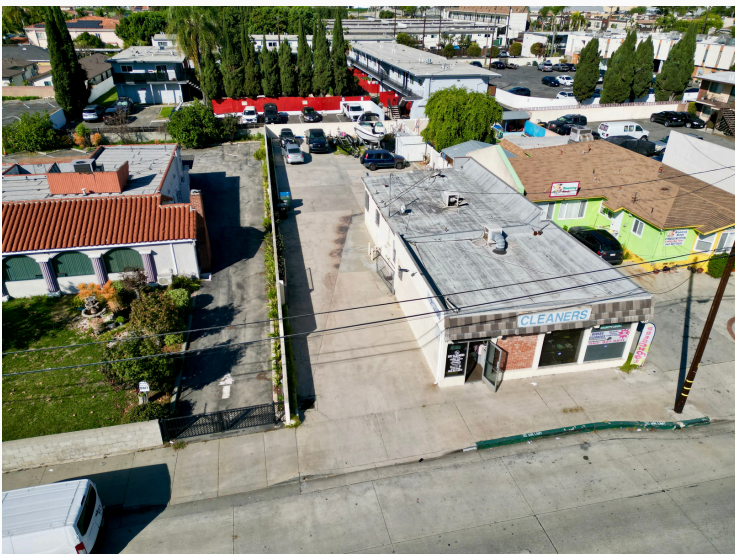
This Information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenants should verify information independently.

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

CORP. DRE LIC.01291393

FOR SALE

± 1,600 SF BLDG | ± 0.17 ACRE LOT
FREE STANDING COMMERCIAL PROPERTY



This Information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy, we do not guarantee it. Buyers and tenants should verify information independently.

Ashwill Associates
COMMERCIAL REAL ESTATE

CORP. DRE LIC. 01291393