

21226
Main Street
Carson, CA



AUTO BODY SHOP IN CARSON, CA

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WESTMAC
Commercial Brokerage Company

UNIQUE BREAD AND BUTTER INDUSTRIAL PROPERTY BEING OFFERED FOR SALE BY THE ORIGINAL DEVELOPER/OWNER

WESTMAC Commercial Brokerage Company is pleased to present the rare opportunity to acquire 21226 Main Street. This future value-add investment is comprised of two buildings totaling approximately $\pm 3,925$ square foot building on approximately $\pm 11,100$ square feet of land. Situated east of th 110, it's one to keep long term. The business could also be included.

Built in 1980, this building is structurally solid (steel clear span bow-truss), offering mild ocean breezes, quiet visibility and prime location. Current occupancy includes a long term tenant and the seller occupies the southern building. There is abundant parking and plentiful free street parking surrounding the site.

Located in the Keystone subdivision this is just east of the 110 Freeway. Carson is where it is at!



PROPERTY INFORMATION

ADDRESS

21226 Main Street
Carson, CA 90745

BUILDING SIZE

Two Buildings Totaling Approx 3,925 square feet
One 2,160 square feet and One 1,765 square feet

LAND SIZE

Approximately 11,100 square feet

YEAR BUILT

1980

NUMBER OF STORIES

One [1]

ZONING

Carson CG&D

ACCESS

Four [4] ground high vertical doors

PROPERTY TYPE

Light Industrial / Auto

TENANT MIX

One (1) month - month tenant in northern building
and one owner occupied southern structure

BUILDING FEATURES

Spray Booth, Two Offices, Two bathrooms, and
Gated entry/exit

OCCUPANCY

100%

SALES PRICE

\$3,400,000

RENT ROLL SUMMARY

AUTO BODY BUSINESS CAN BE INCLUDED * PLEASE DO NOT DISTURB TENANTS*

INCOME IN PLACE

NOI

\$54,000 Gross (tenant income)

VACANCY

Tenant occupies 1,726 sq feet (approx)

Owner occupies 2,160 sq feet (approx)

INCOME PROJECTED

NOI

\$156,000 (\$3.30/SF) - NNN

CAP RATE

5.5% at \$2,836,363

5.0% at \$3,120,000

VACANCY

0%

PROPERTY HIGHLIGHTS

INVESTMENT OPPORTUNITY Savvy investors will see the potential in this simple asset. Caron has long been a strong real estate and investment market. There are only so many industrial properties left in the South Bay and the demand is high. The market tends to appreciate more and is less likely to drop in a down market.

STRONG MARKET DEMOGRAPHICS Carson, CA, in the heart of Los Angeles County's South Bay and Harbor regions, offers unmatched access to major freeways, Los Angeles International Airport, and the Ports of Los Angeles and Long Beach. The city features Low Utility Tax, Savings up to 10% in the region, and No Local Property Tax, Savings up to 1/2% in the region. With an Accessible, Cooperative, Business-Friendly Local Government, Carson provides both cost advantages and strong support for companies. These benefits, combined with a thriving industrial base and ongoing development, make Carson an ideal location for business success.



FEATURES: SPRAY BOOTH



AERIAL





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