

### M. SIGAL ASHLEY

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# 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

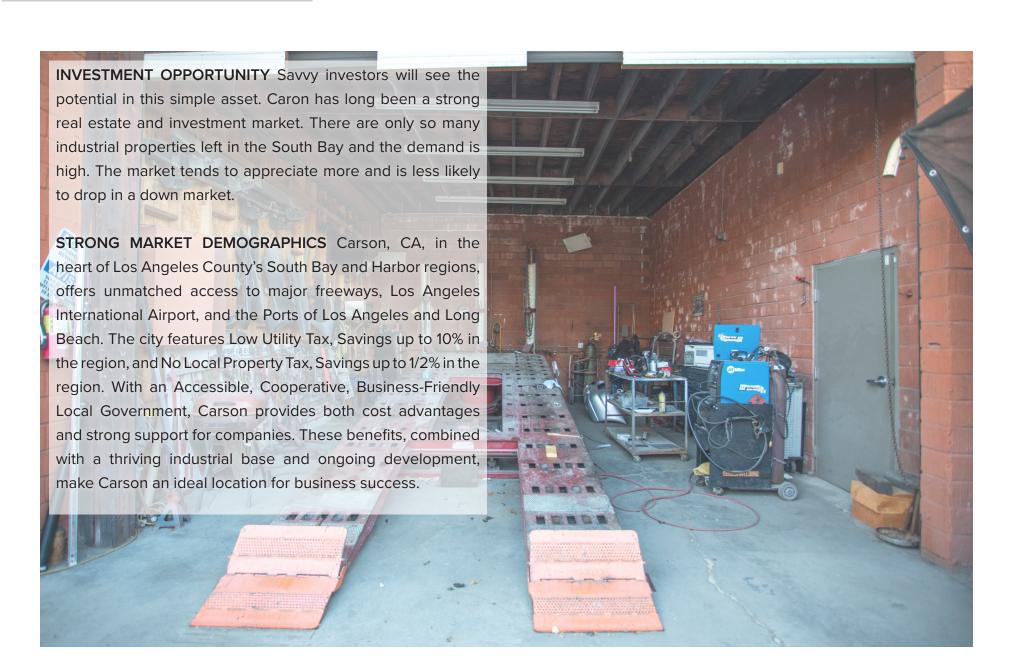
### **CAP RATE**

5.5% at \$2,836,363 5.0% at \$3,120,000

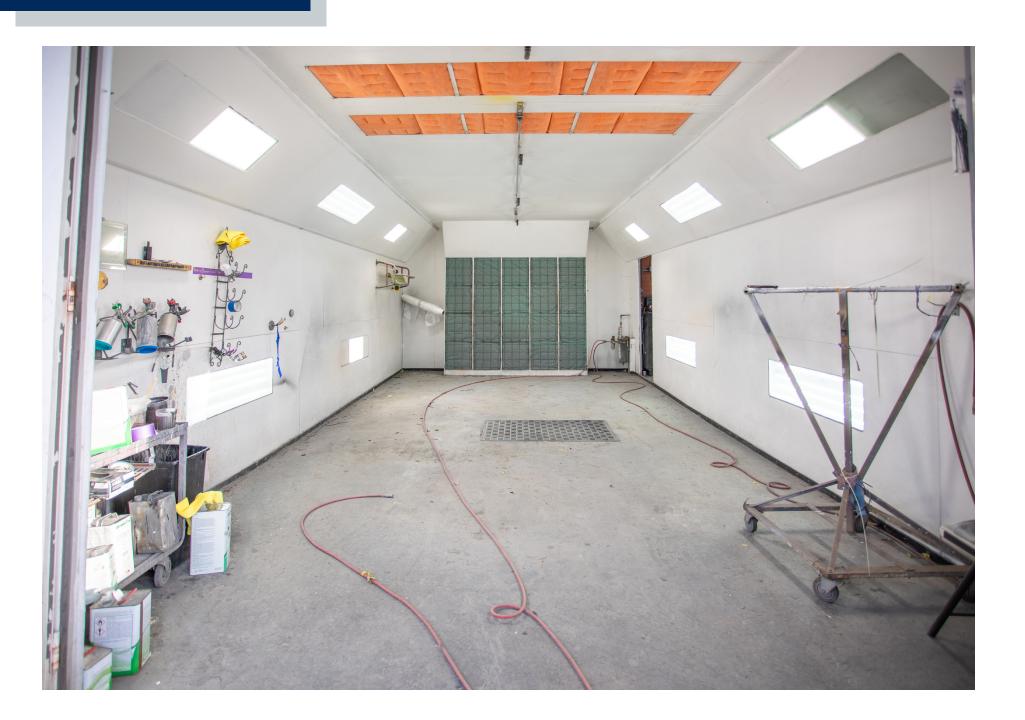
### **VACANCY**

0%

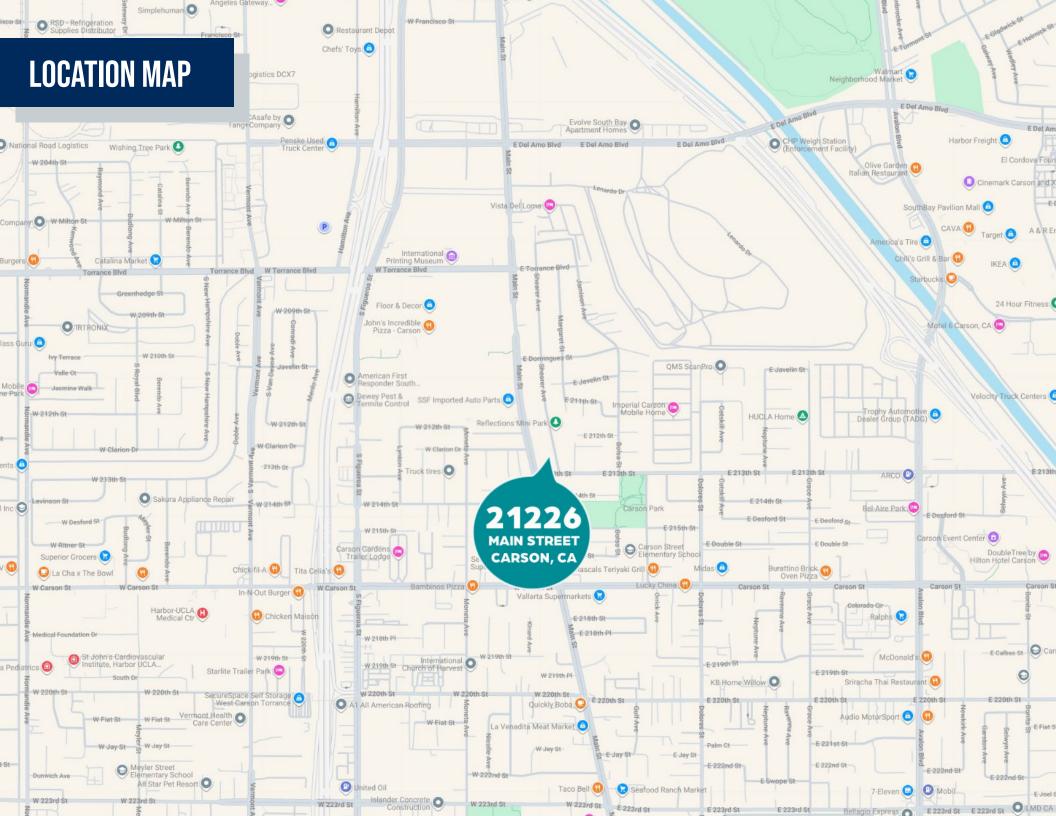
# **PROPERTY HIGHLIGHTS**



# FEATURES: SPRAY BOOTH









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## WESTMAC

Commercial Brokerage Company

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