# COLDWELL BANKER BLAIR **FOR SALE OR LEASE** 1941 The state of the second 1941 ATLANTIC AVENUE 0 6

Sheva Hosseinzadeh, Principal | Vachel McKeever, Associate Vice President CBC Blair | 562-495-6070 | Company BRE #01330395



### 1941 ATLANTIC AVENUE

Building SF:	2,620 SF
Land SF:	2,700 SF
Zoning:	RMU4

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 Asking Price:
 \$695,000

 Lease Rate:
 \$1.50/SF - NNN

#### **PROPERTY DESCRIPTION**

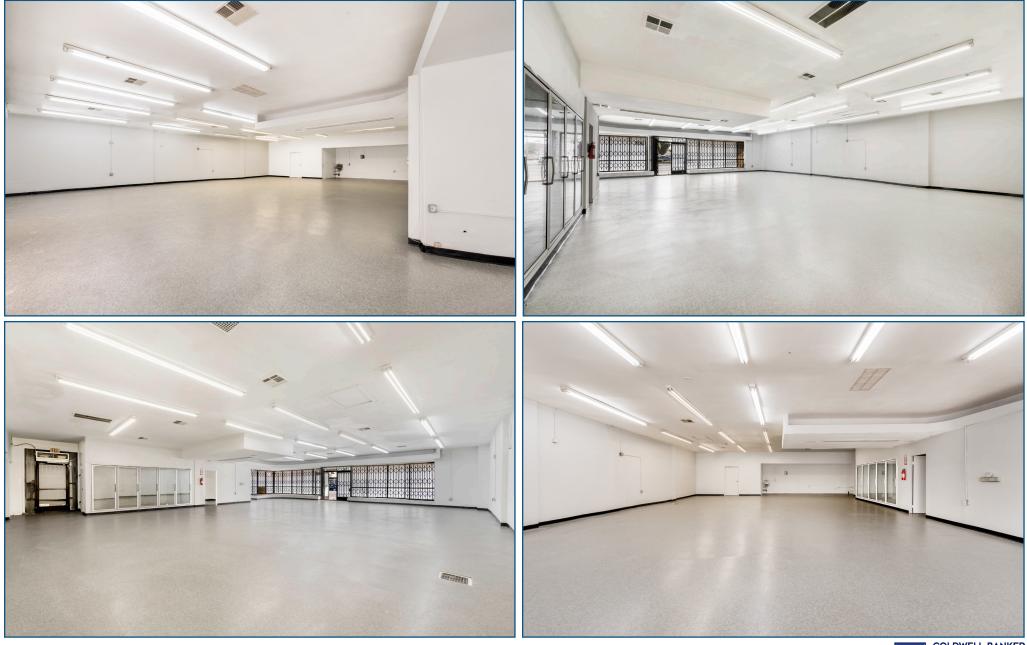
Coldwell Banker Commercial BLAIR is pleased to present a property at 1941 Atlantic Ave, Long Beach, CA, available for lease or sale. The 2,620 SF freestanding retail space sits on 2,700 SF of land, located just north of Pacific Coast Highway on a hightraffic section of Atlantic Avenue. Previously used as a market, it includes two large walk-in refrigeration units and features an open layout with an office at the front and a restroom at the rear. The surrounding area includes a mix of retail, office, residential, and service businesses.

#### ZONING

Residential Mixed-Use 4 (RMU4 and RMU4 A-Series) zones are residentially focused and permit higher density residential uses in areas where multi-family housing is currently the dominant use. These zones permit intensification of existing residential areas to increase housing opportunities and introduce neighborhood-serving, non-residential uses in proximity to residents. This zone is established to foster and support multi-modal mixed-use corridors that provide daily needs, goods, and services in walkable proximity to established residential neighborhoods.

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### 1941 ATLANTIC AVENUE

### C O N T A C T

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