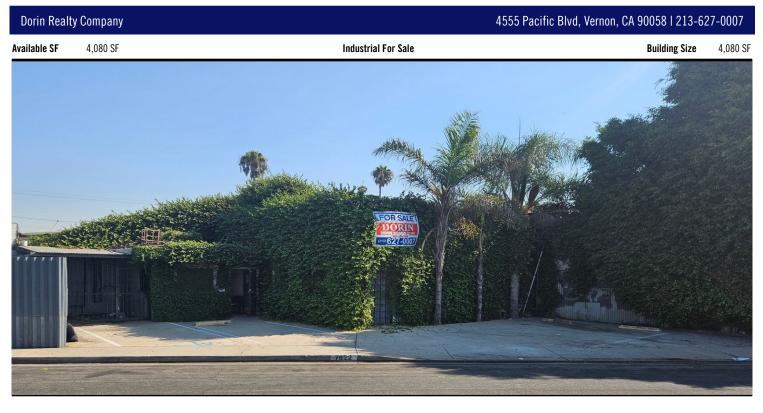
MOODY'S



Address: **Cross Streets:**

7822 Salt Lake Ave, Cudahy, CA 90201 Salt Lake Ave/Olive St

Outstanding Multi-Purpose Facility With Great Amenities Possible Community Center / Non-Profit Etc.* Rear Fenced Yard Former Food Processing Still in Great Condition $\pm 1,700$ SF of Well Appointed Office With Conference Room, Kitchenette and Lounge * Temperature Control Maybe possible Confirm Uses With City of Cudahy

| Sale Price: | \$838,000.00 | Sprinklered: | No | Office SF / #: | 1,700 SF |
|-----------------|---------------------------|-------------------------|------------------|-----------------------|----------------|
| Sale Price/SF: | \$205.39 | Clear Height: | 12' - 18' | Restrooms: | 2 |
| Available SF: | 4,080 SF | GL Doors/Dim: | 1 / 12'x12' | Office HVAC: | |
| Prop Lot Size: | 0.16 Ac / 7,044 SF | DH Doors/Dim: | 0 | Finished Ofc Mezz: | 200 SF |
| Taxes: | | A: 300 V: 240 0: 3 W: 3 | | Include In Available: | No |
| Yard: | Fenced/Paved | Construction Type: | Masonry | Unfinished Mezz: | 269 SF |
| Zoning: | LDR | Const Status/Year Blt: | Existing / 1952 | Include In Available: | No |
| | | | | Possession: | COE |
| | | Whse HVAC: | | Vacant: | N/A |
| | | Parking Spaces: 6 | / Ratio: 1.5:1 | To Show: | Call broker |
| | | Rail Service: | No | Market/Submarket: | Commerce/Verno |
| | | Specific Use: | Warehouse/Office | APN#: | 6225026006 |
| isting Company: | Dorin Realty Company | | | | |
| Agents: | Mark Whitman 213-627-0007 | | | | |
| Listing #: | 41087058 | Listing Date: | 09/17/2024 | FTCF: CB000N000 | 0250 |

with hood. All details must be verified UCLIOII: MELAI. DOITUS ITEZZATITE TAD. 690 SF PTOCESS

> Mark Whitman mwhitman@dorinrealty.com 213-627-0007



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