9840 EVEREST

OFFICE-WAREHOUSE PROPERTY

FOR SALE

9840 EVEREST ST, DOWNEY, CA 90242
Prime Office-Warehouse with Cold Storage

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ONE STOP
Financial Consulting, Inc.

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ONE STOP
Financial Consulting, Inc.

ONE STOP FINANCIAL CONSULTING, INC.
3470 Wilshire Blvd., Suite 430, Los Angeles, CA 90010

PROPERTY OVERVIEW

Excellent Opportunity to acquire a 3,168 SF office-warehouse property. This property has two separate buildings: a single-story 2,168 SF office building in front and a 1,000 SF warehouse building with a large walk-in refrigerator room in back. The property offers excellent access to major transportation routes, providing seamless connectivity to the 605 and 105 Freeways. Overall, this property is in excellent condition and well-suited for a variety of commercial or light industrial uses. Perfect for meat, fish, or food-related storage business.

DOWNEY
9840 EVEREST ST
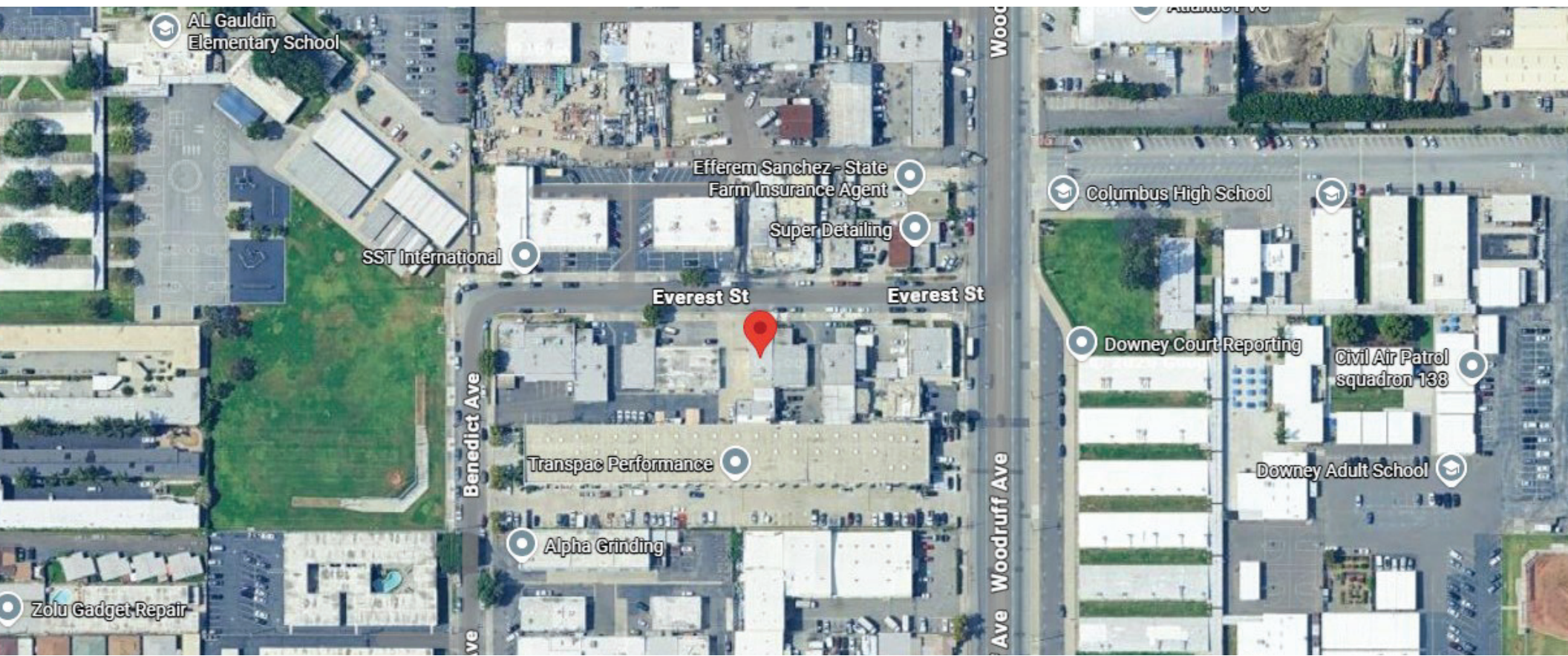
PROPERTY DETAILS

Price	$985.000
Address	9840 Everest St, Downey, CA 90242
County	Los Angeles
Submarket	Downey/Paramount
Market	Los Angeles
APN	6283-016-053
Lot#	18
Lot Size	6,564 Sq Ft
Building Size	3,168 Sq Ft (2,168 SF-Office & 1,000 SF-Warehouse)
Use Code	Manufacturing (light)
Year Built	1963
Zoning	DOM1*

PROPERTY HIGHLIGHTS

- **Front Building:**
  2,168 SF single-story professional office.

- **Rear Building:**
  1,000 SF warehouse featuring a high-capacity walk-in refrigerator.

- **Location:**
  Strategic "last-mile" connectivity with immediate access to the 605 and 105 Freeways.

9840 Everest Street has a Walk Score of 60 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.
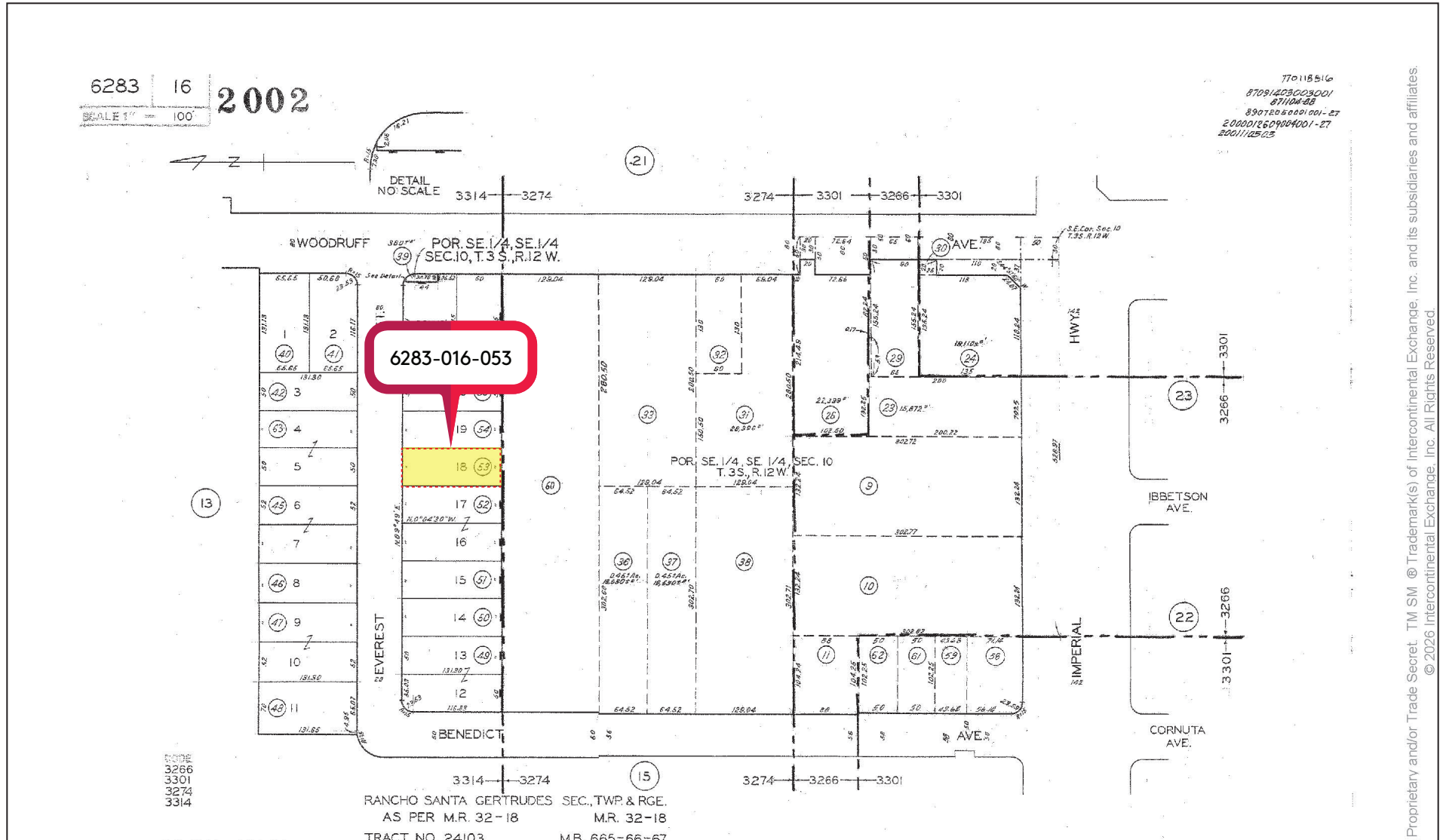
9840 Everest Street is a 25 minute walk from the Metro C Line (Green) at the Norwalk Station stop.

This location is in Downey. Nearby parks include Independence Park, Byron Zinn Park and Westside Park.

AERIAL MAP

Calvary Chapel Christian School

Woodruff Ave

Downey Adult School

SUBJECT PROPERTY

Woodruff Ave

Benedict Ave

Columbus High School

Everest St

Woodruff Ave

Everest St

Benedict Ave

PARCEL MAP

6283-016-053

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS