

COMMERCIAL PROPERTY FOR SALE

MOTIVATED SELLER – PRICE REDUCED TO SELL

OFFERED AT: \$2,500,000

(\$400,000 BELOW Appraised Value of \$2,900,000!)

Act now to secure this versatile property at a below-market price!

PROPERTY HIGHLIGHTS:

- **Zoned for Medical Office and/or Medical Clinic**
 - **Currently operating as a Mexican Market**
 - **Flexible Use** – Purchase with business OR delivered vacant at close of escrow
 - **Ideal for Owner-User or Investor**
-

FINANCING OPTIONS:

- **As little as 10% down**
 - **Up to \$1,000,000 available** for property improvements
-

LOCATION:

5575 Atlantic Ave, Long Beach, CA 90805

High-visibility location in a dense residential and commercial corridor.

CONTACT FOR MORE INFORMATION OR TO SCHEDULE A TOUR:

Michael Kamali 818-266-6424

Myerealtor@gmail.com