

855 W Holt Ave, Pomona 91768

687 - Pomona

STATUS: Active

LISTING ID: CV25147585

PARCEL #: 8357012023

LIST PRICE: \$1,700,000 ↓

LIST CONTRACT: 07/01/25

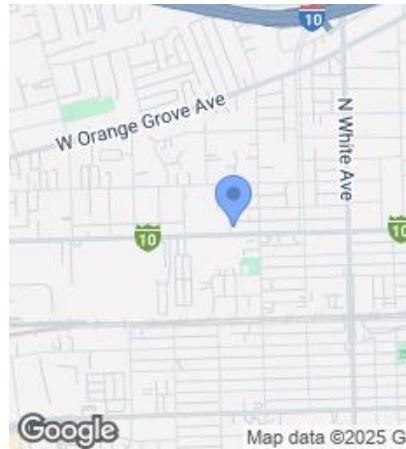
PROP TYPE: Commercial Sale

PROP SUB TYPE: Mixed Use

LIST \$ ORIGINAL: \$2,400,000

SELLER WILL CONSIDER

CONCESSIONS IN OFFER: Yes



SQFT(SRC): 4,110

SQFT LOT: 20,691

ACRES: 0.475

BUSINESS NAME:

BUSINESS TYPE:

YEAR ESTABLISHED:

YEAR BUILT: 1890

SLC: Standard, Trust

LEVELS: 2

CURRENT USE:

MONTHLY RENT:

RENT MIN - MAX \$/SF/YR:

NUMBER OF UNITS:

ENTRY LEVEL: 1

BUILDING STATUS: Existing

OCCUPANCY:

BUILDING \$/PER SQFT: \$413.63

LAND \$/PER SQFT:

DAYS ACTIVE IN MLS: 169

COUNTY: Los Angeles

PARCEL MASTER:

INVEST?: A/C:

FENCE: HEAT:

DESCRIPTION

ATTENTION VISIONARIES, DEVELOPERS AND INVESTORS! IMAGINE TRANSFORMING THIS PROPERTY INTO URBAN HOUSING UNITS. PROPERTY SUITABLE FOR REDEVELOPMENT! LOCATED WITH EXCELLENT VISIBILITY (RIGHT OFF HOLT AVE) AND ACCESS (CLOSE TO FWYS). THIS PROPERTY PRESENTS ARE RARE OPPORTUNITY LOT SIZE and LOCATION! VISION A NEW REDEVELOPMENT, HOUSING, HOSPITALITY- HOTEL-MOTEL, MANY POSSIBILITIES. CALLING ALL VISIONARIES AND DEVELOPERS! HERE IS YOUR CHANCE TO ACQUIRE TWO LOTS; TOTAL LOT SIZE OF BOTH LOTS IS ABOUT: 30,021 SQ FT. THIS IS A ONCE IN A LIFETIME OPPORTUNITY! POSSIBLE REDEVELOPMENT FOR VARIOUS HOUSING UNITS, OTHER INVESTORS HAVE ACQUIRED SIMILAR PROPERTIES WITHIN A MILE OR TWO RADIOUS AND HAVE INITIATED THEIR HOUSING DEVELOPMENTS. PROPERTY READY FOR REDEVELOPMENT FOR VARIOUS HOUSING UNITS, HOTEL-MOTEL-HOSPITALITY, REATIL, PROPERTY OFFERS A TRULY UNIQUE CANVAS FOR YOUR NEXT AMBITIOUS PROJECT. LOCATION! LOCATION! LOCATION!

BUSINESS URL:

BUILDING DETAILS

FEATURES:

HEATING:

LAUNDRY: See Remarks

CLEARANCE:

INDUSTRIAL TYPE:

OFFICE CLASS:

ROOFING:

SECURITY:

CONSTRUCTION:

LOT: Lot 20000-39999 Sqft, Near Public Transit, Value In Land

UTILITIES

ELECTRICITY:

AMPERAGE:

VOLTS:

UTILITIES:

WATER: Public

BUSINESS DETAILS

OWNERSHIP:

DAYS / HOURS OPEN:

FULLTIME EMPLOYEES:

LEASE EXPIRES:

EQUIPMENT VALUE:

SPECIAL LICENSES:

PART TIME EMPLOYEES

ACTUAL RENT:

INVENTORY VALUE:

YEARS CURRENT OWNER:

HOURS OWNER WORKS:

LEASABLE SQFT:

MONTHLY NNN:

PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:

HIGH TECH FLEX SQFT:

RETAIL SQFT:

TOTAL SQFT:

INDUSTRIAL SQFT:

INDUSTRIAL MIN/MAX:

DIVISIBLE SQFT:

LAND \$/PER ACRE:

OFFICE SQFT:

OFFICE MIN/MAX:

RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:

UNCOVERED:

CARPORT:

PARKING RATIO:

LAND

LAND USE:

BUILDER NAME:

PARK NAME:

LOT SIZE DIM.: TOPOGRAPHY:	ZONING: SURVEY TYPE:	PHASE:
<div>TERMS</div>		
LEASE RENEW OPTION?: LISTING TERMS: 1031 Exchange EXISTING LEASE TYPE: INCLUSIONS: EXCLUSIONS: liquor license	LEASE ASSIGNABLE?: FINANCIAL RMKS: CLOSE DATE:	MIN. DOWN AMOUNT: OWNERSHIP TYPE: BAC:
<div>OWNER / TENANT</div>		
OWNERS NAME: OWNER PHONE: OWNER PAYS: TENANT PAYS:	# of UNITS LEASED: ANCHORS / CO-TENANTS:	MOVE-IN:
<div>FINANCIAL</div>		
GROSS OPERATING INCOME:	NET PROFIT:	OPERATING EXPENSE:
<u>ANNUAL EXPENSE INFORMATION</u>		<u>ANNUAL OPERATING INFORMATION</u>
EXPENSE YEAR: REAL ESTATE TAX: PERSONAL PROPERTY: ACCOUNTING/LEGAL: ADVERTISING: INSURANCE: ELECTRICITY: WATER/SEWER: TRASH:	PROFESSIONAL MANAGER: RESIDENTIAL MANAGER: MAINTENANCE: SUPPLIES: OTHER: BUILDING EXPENSE: RESERVES: INVENTORY VALUE:	GROSS SCHEDULED RENTS: VACANCY ALLOWANCE: LAUNDRY: OTHER: EFFECTIVE GROSS: TOTAL EXPENSE: NET OPERATING INCOME:
<u>INVESTMENT INFORMATION</u>		
ACCOUNTING: OPERATING EXPENSES:	GROSS OPERATING INCOME: NET OPERATING INCOME:	VACANCY ALLOWANCE RATE: CAP RATE:
<u>TAXES</u>		
TAX RATE: TAX OTHER ASSESSMENT: • \$1,288 (Estimated)	TAX ANNUAL \$:	TAX YEAR:
<div>PHOTOS</div>		