

COMMERCIAL LAND
FOR SALE

PRICE REDUCTION

FOR SALE

122 EAST E STREET
WILMINGTON, CA

WESTMAC
Commercial Brokerage Company



FOR MORE INFORMATION:

MILAN SIGAL ASHLEY

Associate

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310-966-4382

DRE #02114806



BRIAN R. HART

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REDUCED ASKING PRICE

~~\$750,000~~

\$650,000

PROPERTY INFORMATION

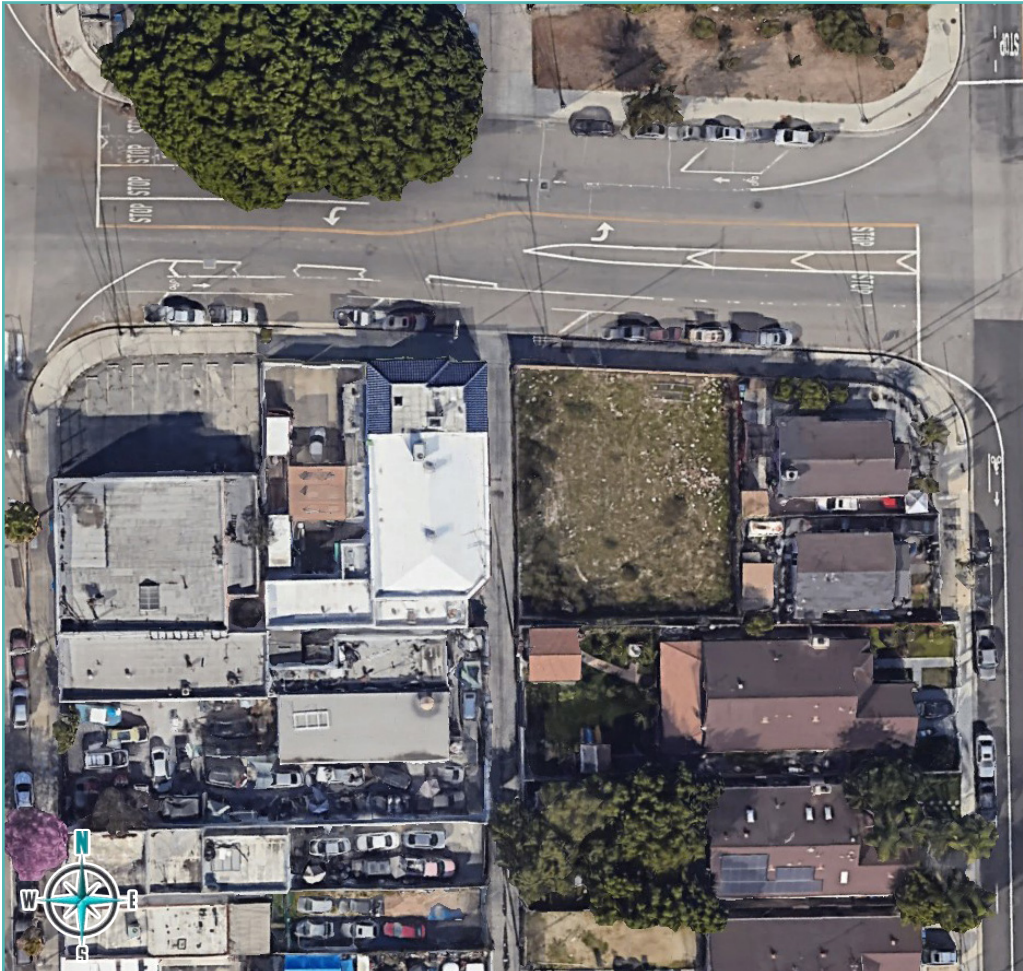
ADDRESS	122 E. E Street Wilmington, CA 90744
LAND SIZE	Approximately 7,246 square feet
APN	7418-013-007 & 7418-013-008
ZONING	(Q)LACM-1VL-0-CUGU



COMMENTS

- » Fenced Lot
- » Located in an opportunity zone and Harbor Gateway State enterprise zone
- » "Very Walkable" 87 Walk Score
- » Close proximity to Port of Los Angeles
- » Close proximity to railroad freight forwarding service (*Vanco Distribution*)

PARCEL MAP



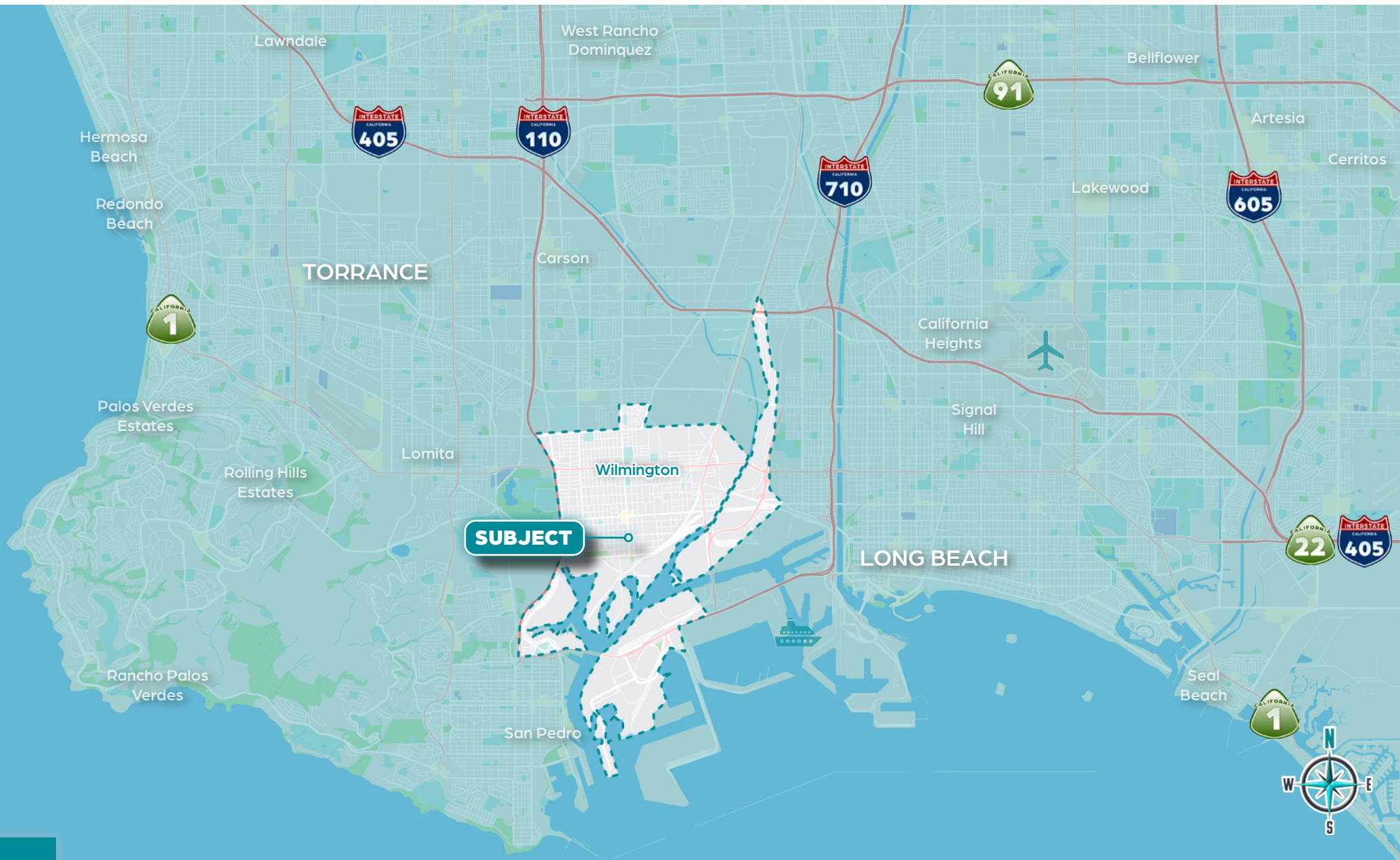
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

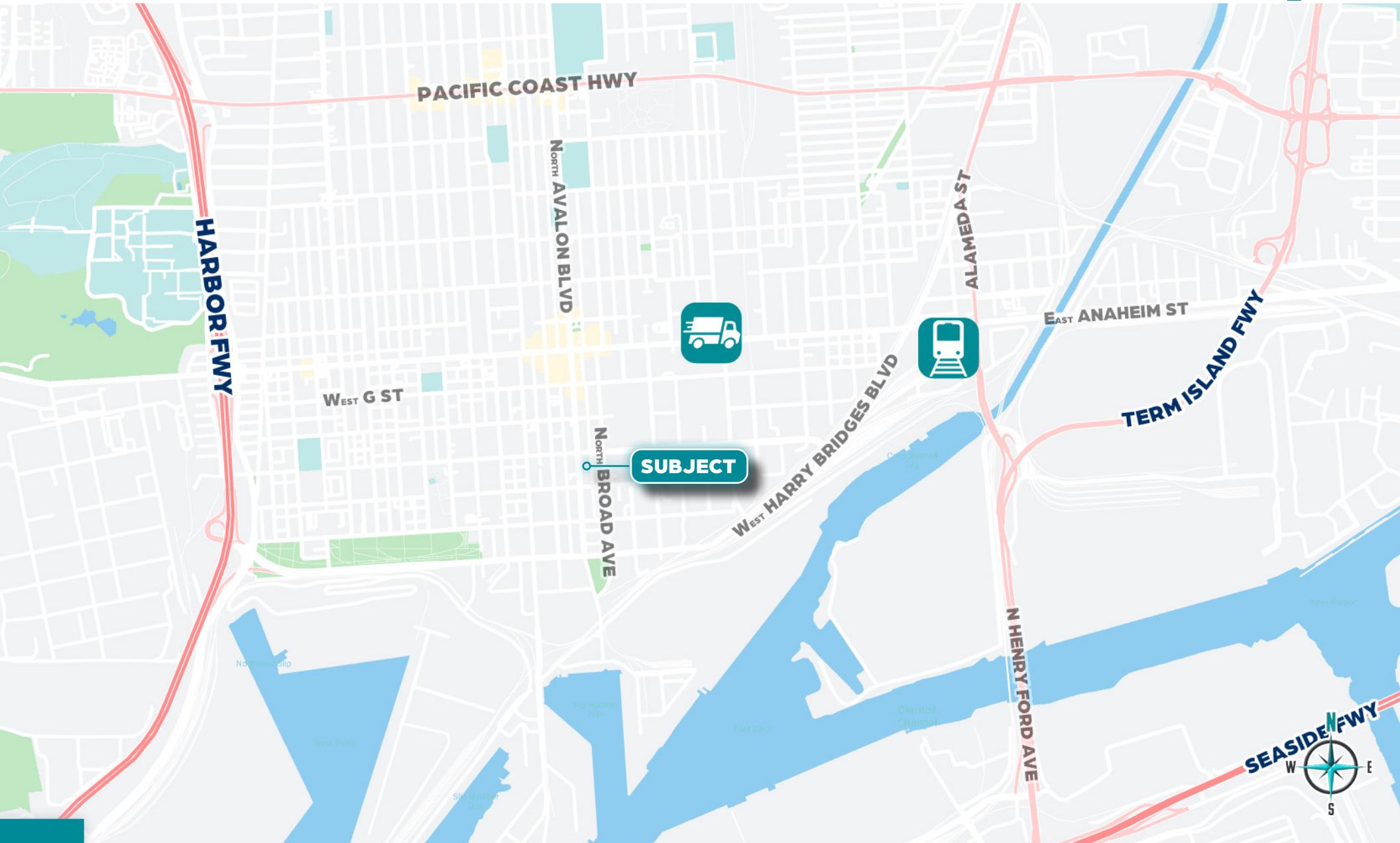
LOCATION MAP



AREA MAP



TRANSIT MAP



SUBJECT

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FOR SALE

122

E. E STREET