

AN EXCELLENT OPPORTUNITY

NEW
COMMERCIAL
LISTING

*MEDICAL
OFFICE
BUILDING
FOR SALE*



3174 E GAGE AVE
HUNTINGTON PARK CA 90255

KEVIN SUH

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310.901.1137

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DRE# 01307730

AN EXCELLENT OPPORTUNITY

3174 E GAGE AVE, HUNTINGTON PARK, CA 90255

EXECUTIVE SUMMARY

'Feels Like New! A Excellent Opportunity to Own Average Size (1,092 sqft) Single-Story, Standalone Building with Parking Lot in Rear, Best for Owner-Use, Located in Heart of Huntington Park with Easy Parking! Closer to Surrounding Cities incl. Maywood, Bell, and Bell Gardens. This Would be the Great Opportunity for an Ambitious and Motivated Dentist Who Wants to Start His/ Her Own Practice, No More Renting Office! Updated and Well Maintained Property (New HVAC). Plenty of Parking Space from the Street and 5 Car Parking Lot. Currently Owner Been Using for Dental Office Since 2023 (Dental Business Total About 30 years in This Location). The Building Consists of a Front Desk, a Waiting Area, a Sterilization Room (Plumbed), 3 Operatory Rooms with Newer CT Scan or X-ray, a Bathroom, and a Common Area! Building Type is the 'Medical Building'. Sellers Will Exercise 1031 Exchange Program! ***Also Separately, the Sale Price of Business is \$450,000. Many Active Clients. It Produces the Great Income! Not Much of Overhead. Owner is Downsizing! It Must be Sold Together!*** Showing to Only Motivated/ Ready Buyers!'

LIVING: 1,092 SQFT | LOT: 3,048 SQFT



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ASKING \$700,000

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3174 E GAGE AVE
HUNTINGTON PARK, CA 90255

ASKING \$700,000

MEDICAL OFFICE BUILDING (DENTAL OFFICE)
1092 SQFT./ 3048 SQFT LOT
5 CAR PARKING IN REAR.
(\$450,000 FOR DENTAL BUSINESS SEPARATELY!)



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