

Investment Opportunity For Sale



Rethinking Commercial Real Estate



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1814 17 Avenue SE



Fully Leased, Auto Repair, Auto Body, and Market Place Liquidation

This is a rare and compelling opportunity to acquire a fully leased building with two ten-year leases and one five-year with a five-year option to renew. In the heart of Inglewood. Long-term hold and cap rate approximately 6.8%. Tenants pay utilities and cam costs. Landlord pays taxes.

- Automotive Repair – 3,575 ± SF
- Automotive Body Shop – 3,150 ± SF
- Retail – 3,275 ± SF
- Ample Yard, High Exposure to Traffic
- 50,000 ± Average Daily/Weekly Traffic Flow
- Yard is fully paved
- Fully fenced
- All measurements to be verified

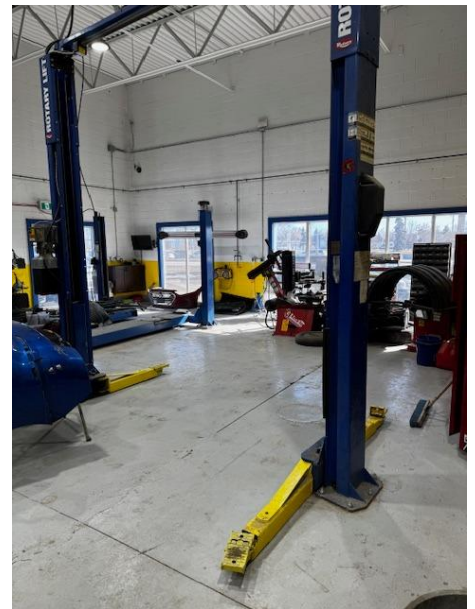
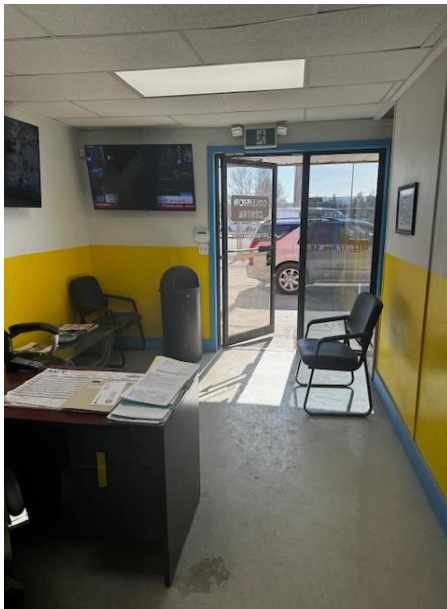
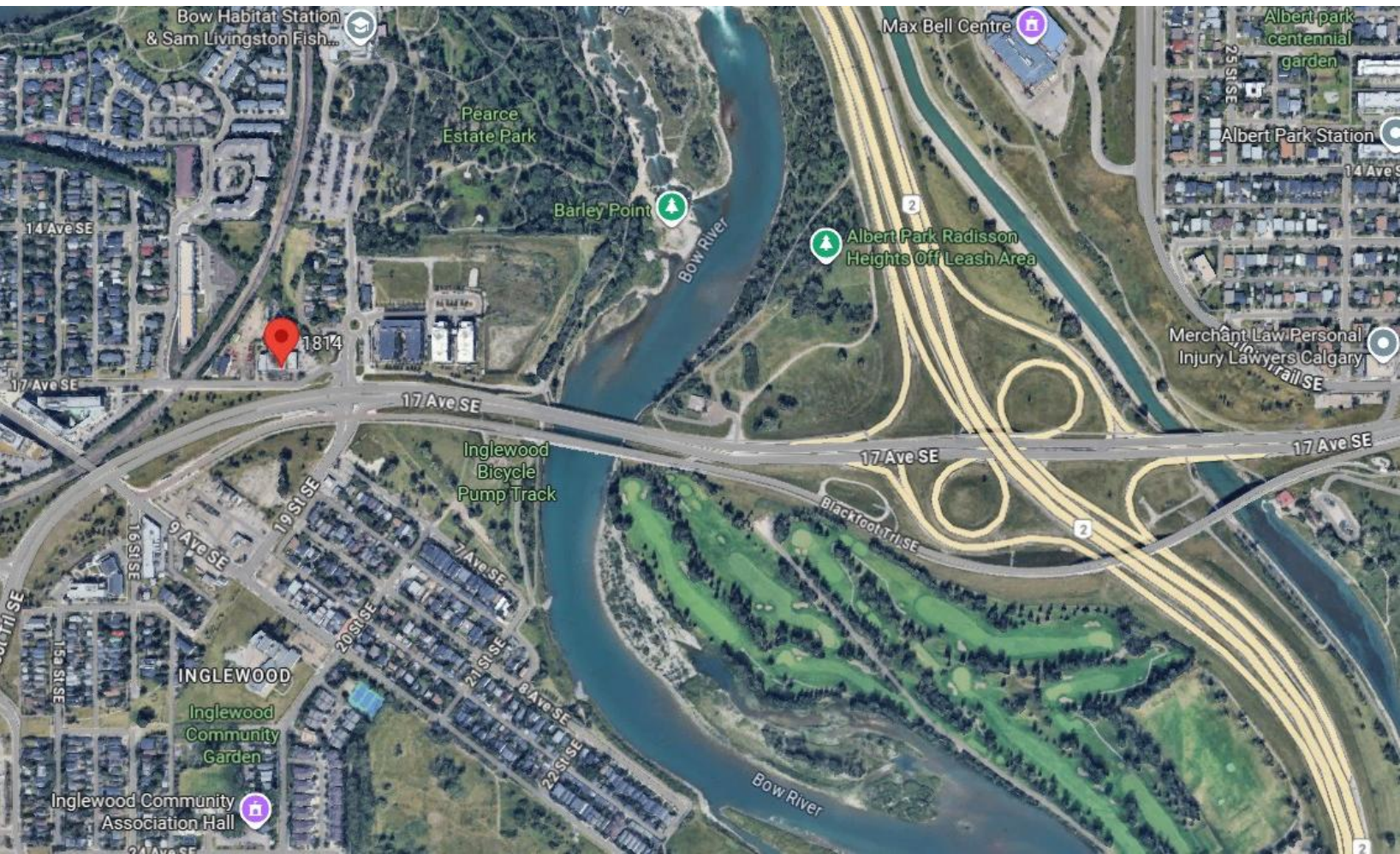
Asking Price:	\$4,200,000.00
Total Size:	10,000 ± SF / 0.91 acres
Zoning:	DC 2293 Site 3
Make-up Air:	CFM TBV
Built:	1981
Taxes:	\$60,000 per year
Power:	Ample

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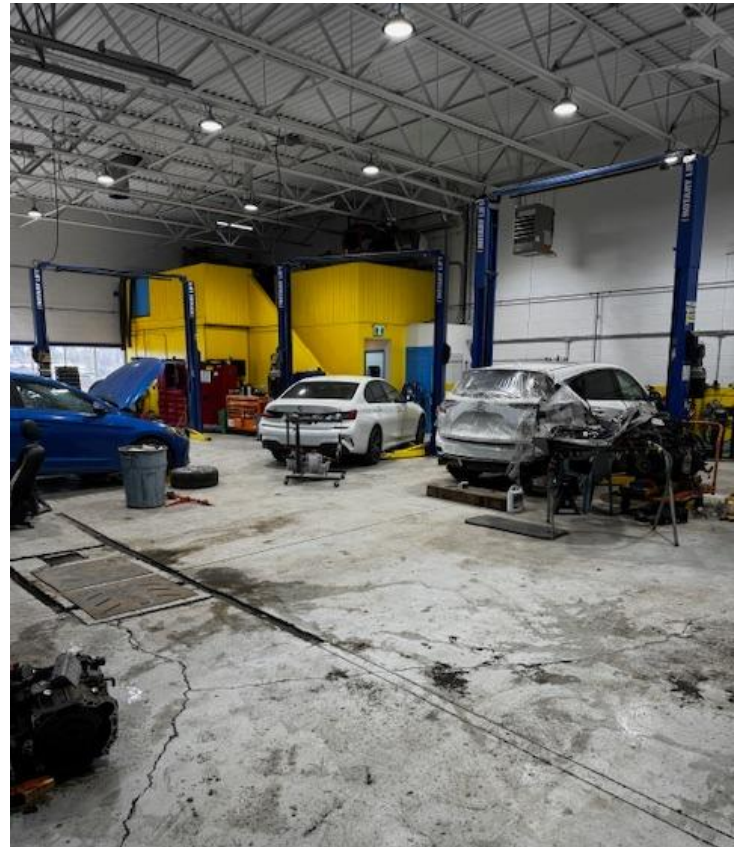
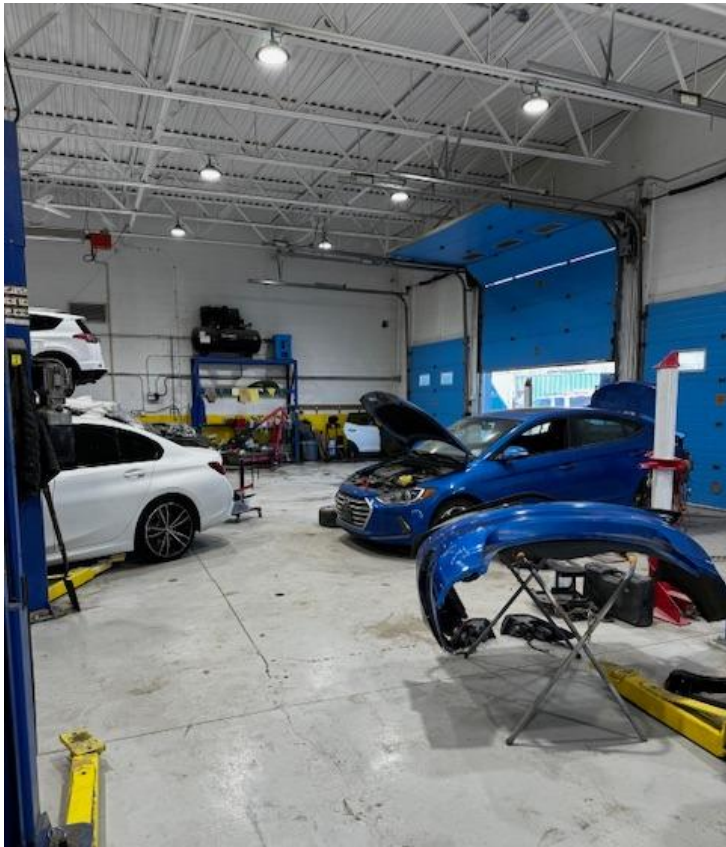


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