

3121 E. Anaheim St
LONG BEACH, CA 90804

Ingenious
asset group inc
Real Estate Management & Brokerage
CA DRE# 01905917
17277 Ventura Blvd Suite 207, Encino, CA 91316



ASKING PRICE:

\$1,600,000.

Only \$190 per sq. ft.

Vacant Long Beach Retail Investment Opportunity. FOR SALE After 37 Years!

MLS# 26983389 | APPROX. BLDG. SF: 8,443 | APPROX. LOT SF: 11,484 | ZONED: LBIL | YB: 1928

- Existing building (APN: 7259-023-027) approx. 8,443 Bldg. SF on a 11,484 SF lot.
- High-traffic Anaheim Street location with strong vehicle exposure and excellent visibility.
- Strategic Long Beach Location with easy access throughout Long Beach, Los Angeles, and Orange County.
- Property located at 3101 E Anaheim St is listed separately by the same owner for \$1.2MM and can be purchased independently; Potential opportunity to acquire both parcels.
- Sold AS IS and WHERE IS with all faults, and without warranty, express or implied.
- Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to verify.

Call to schedule a Showing!



Vineendra "Vinny" Jain, MBA, CPM®

President, Broker/Officer

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Cal DRE# 01413466



OUR SERVICES

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Asset(s) Served: Residential, Commercial, Industrial, and Office
Areas Served: Southern California

If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.