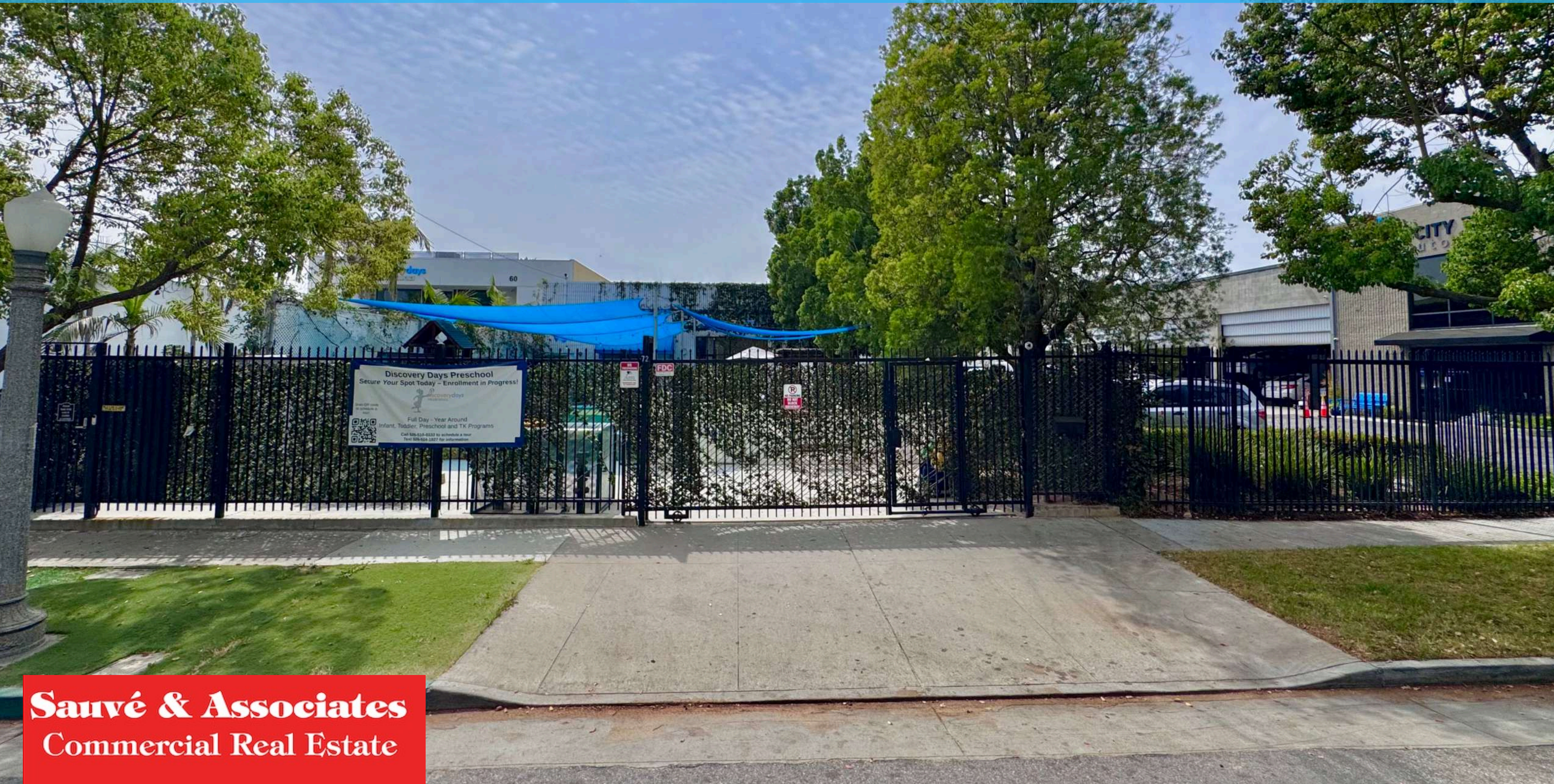


Prime Pasadena Investment Opportunity for Sale

72 W Bellevue Dr, Pasadena, CA 91105



Sauvé & Associates
Commercial Real Estate

EXCLUSIVELY LISTED BY

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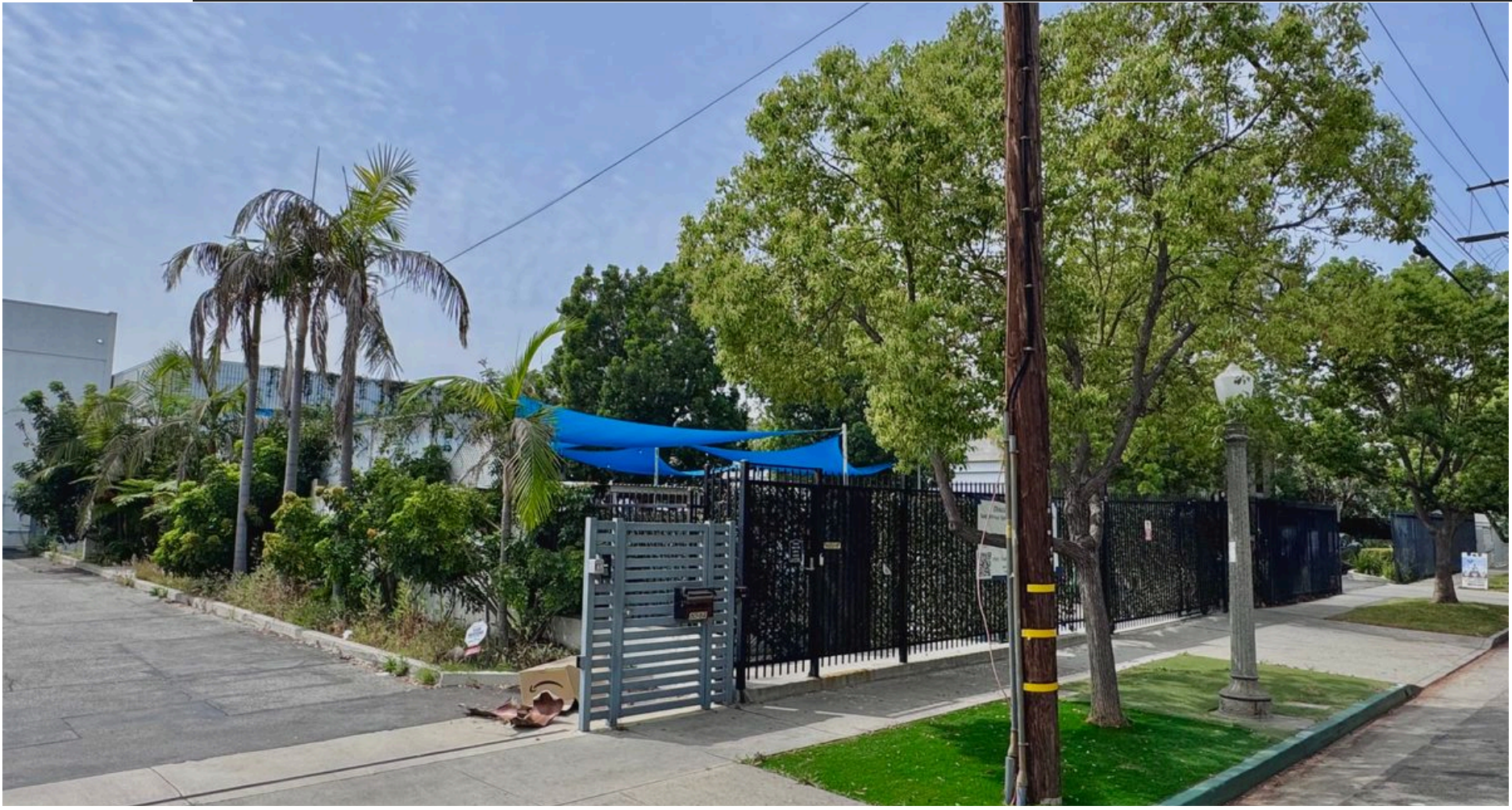
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Prime Investment Opportunity in Pasadena

Sauve & Associates is pleased to present 72 W. Bellevue Dr, Pasadena, CA, a compelling investment opportunity in a desirable Pasadena location. The property is currently occupied by a school tenant, providing in-place income with the potential for future repositioning or owner-user occupancy.



Property Details

Address 72 W Bellevue Dr, Pasadena, CA

Asking Price \$2,600,000

Space Size Approximately 3,136 SF

Lot Size Approximately 7,118 SF

Zoning PSC (Pasadena Specific Commercial)

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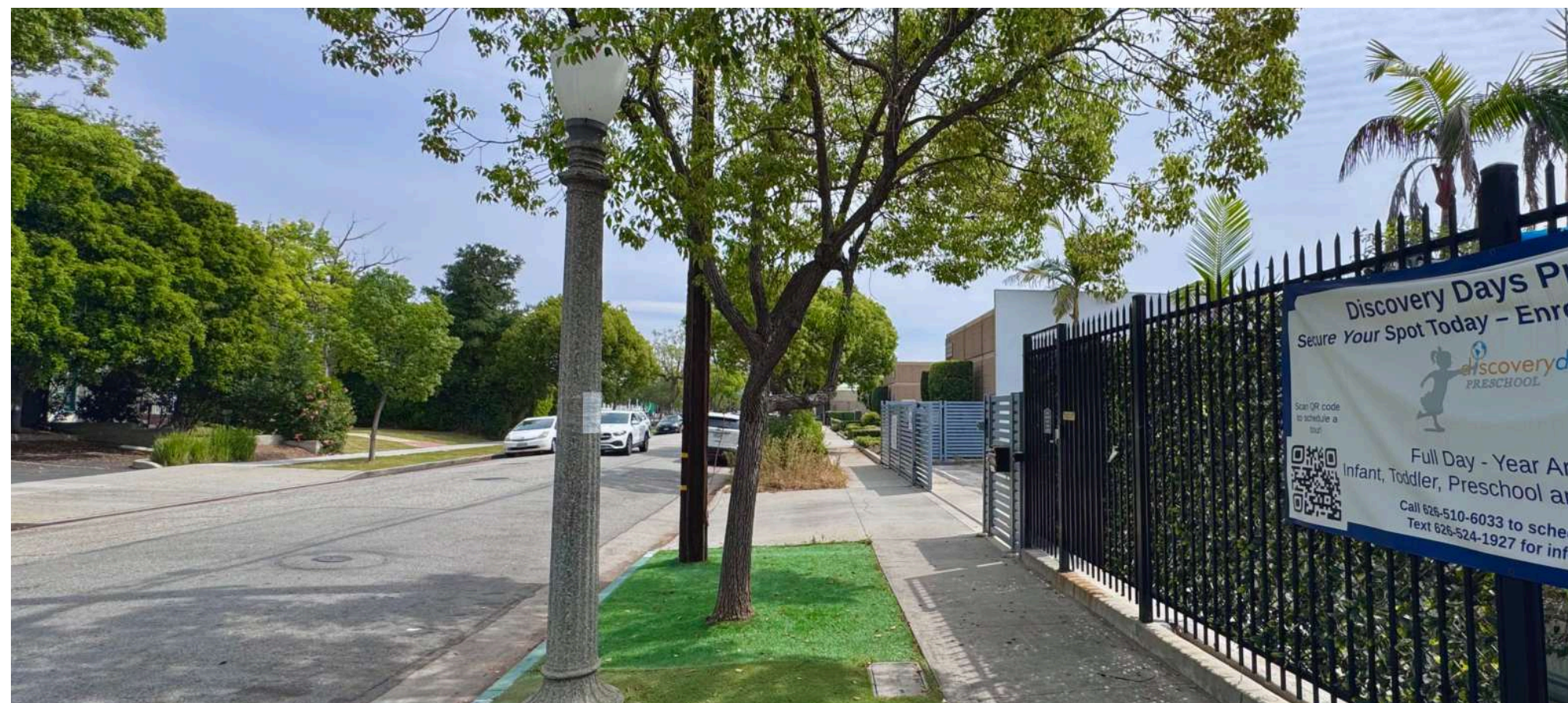
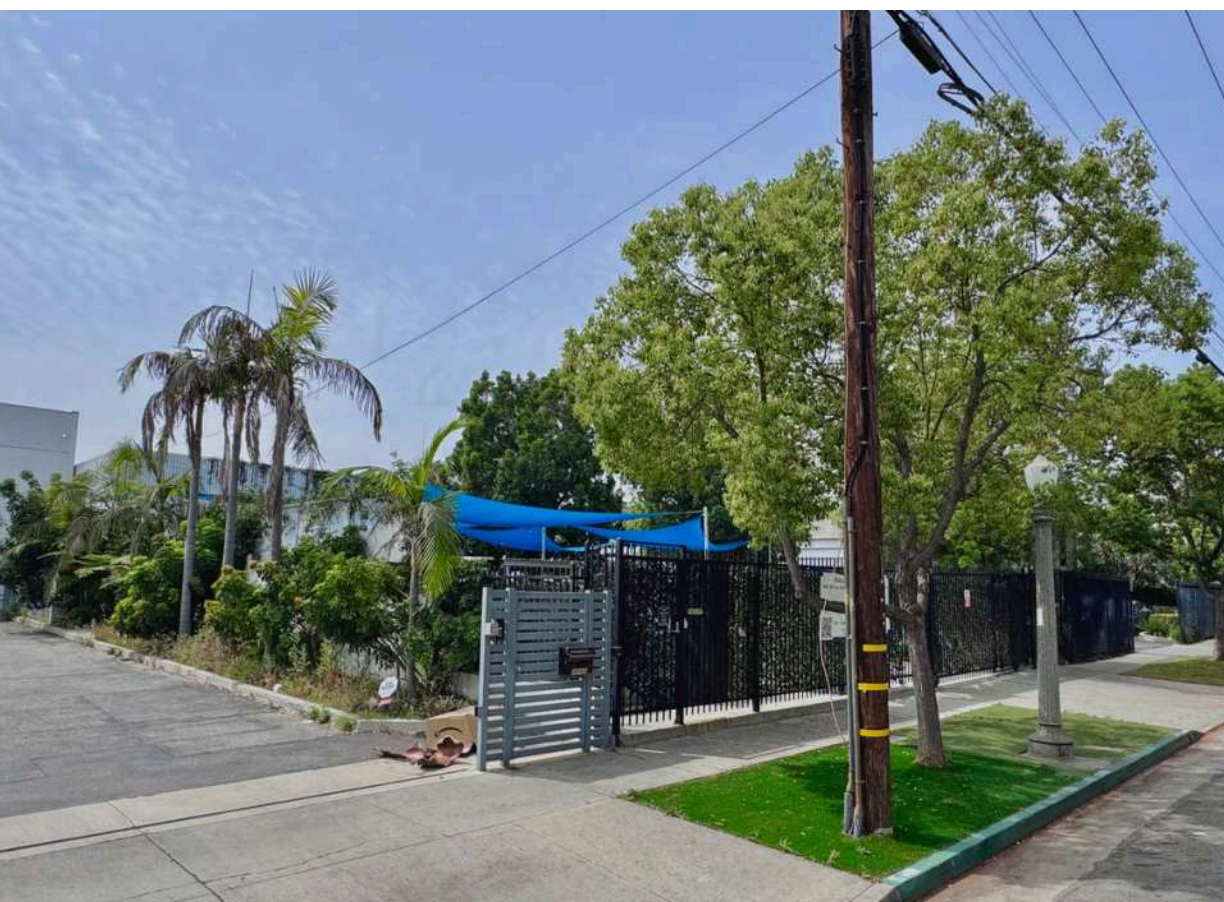
72 West Bellevue Dr



Highlights

- ±3,136 SF freestanding building on a 7,118 SF parcel
- In-place tenant offering immediate income for an investor
- PSC zoning allows for flexible commercial use options*

*Zoning and permitted uses to be independently verified with the City of Pasadena.



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