



## **Bldg A, Units 1-6**

6925 Aragon Cir, Buena Park, CA 90620



**Kenny Li**

Century 21 Astro

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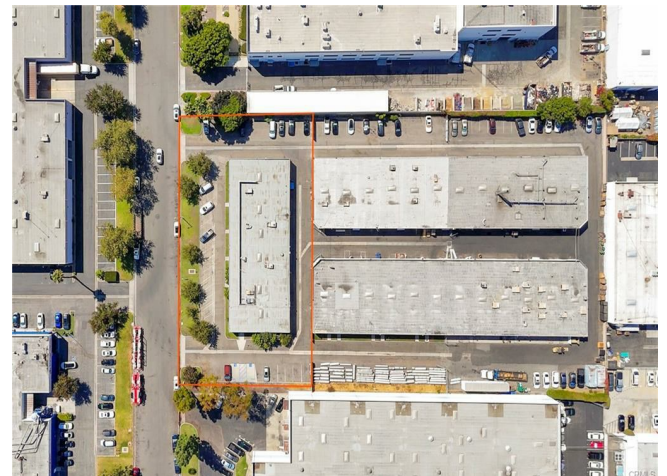
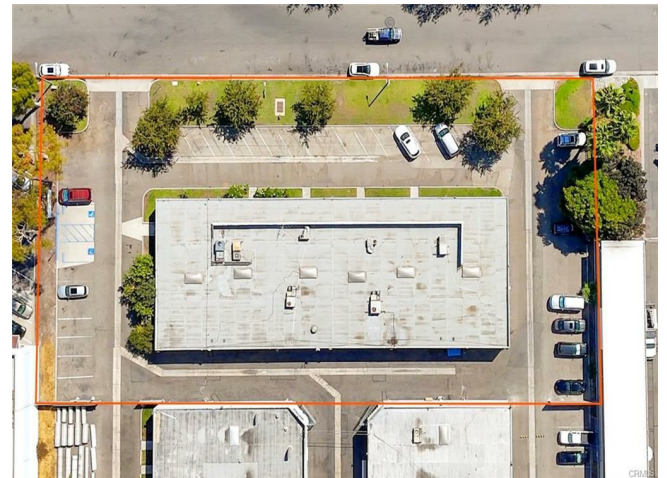
(626) 231-1498



## Bldg A, Units 1-6

\$3,990,000

6-unit building commercial property in the heart of Buena Park Business Park offers exceptional versatility for office, warehouse, or light industrial use. Conveniently located near the 5 and 91 freeways, it ensures easy access for commuting, distribution, and logistics. Situated in a vibrant, high-traffic area surrounded by business developments, shops, and restaurants, the property features 42 parking spots, providing ample space for employees, clients, and visitors. The roof has been recently redone, adding further value and peace of mind for future owners or tenants. With flexible layouts and a newly refreshed infrastructure, this property is ready to meet the demands of modern businesses. This is an ideal opportunity to secure a commercial property in Buena Park's thriving business hub!...



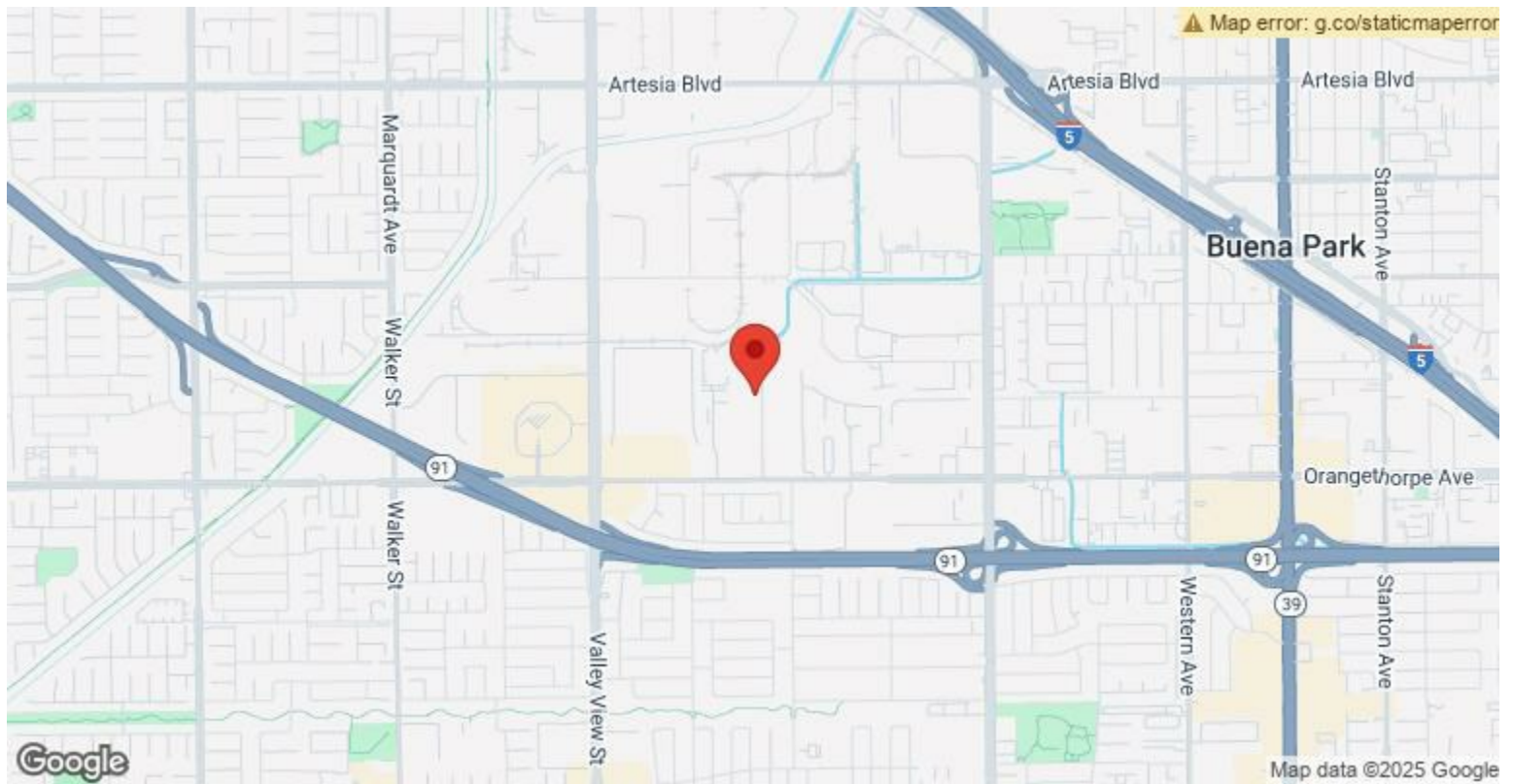
Price:	\$3,990,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	2.13%
Lot Size:	0.88 AC
Gross Building Area:	11,586 SF
Rentable Building Area:	11,586 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1997
Tenancy:	Multiple
Parking Ratio:	2.16/1,000 SF
Clear Ceiling Height:	16 FT

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
ALMEX -Unit 4	1,820	
Control Concepts	5,498	
Zen Continental Company Inc	1,858	



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## Property Photos





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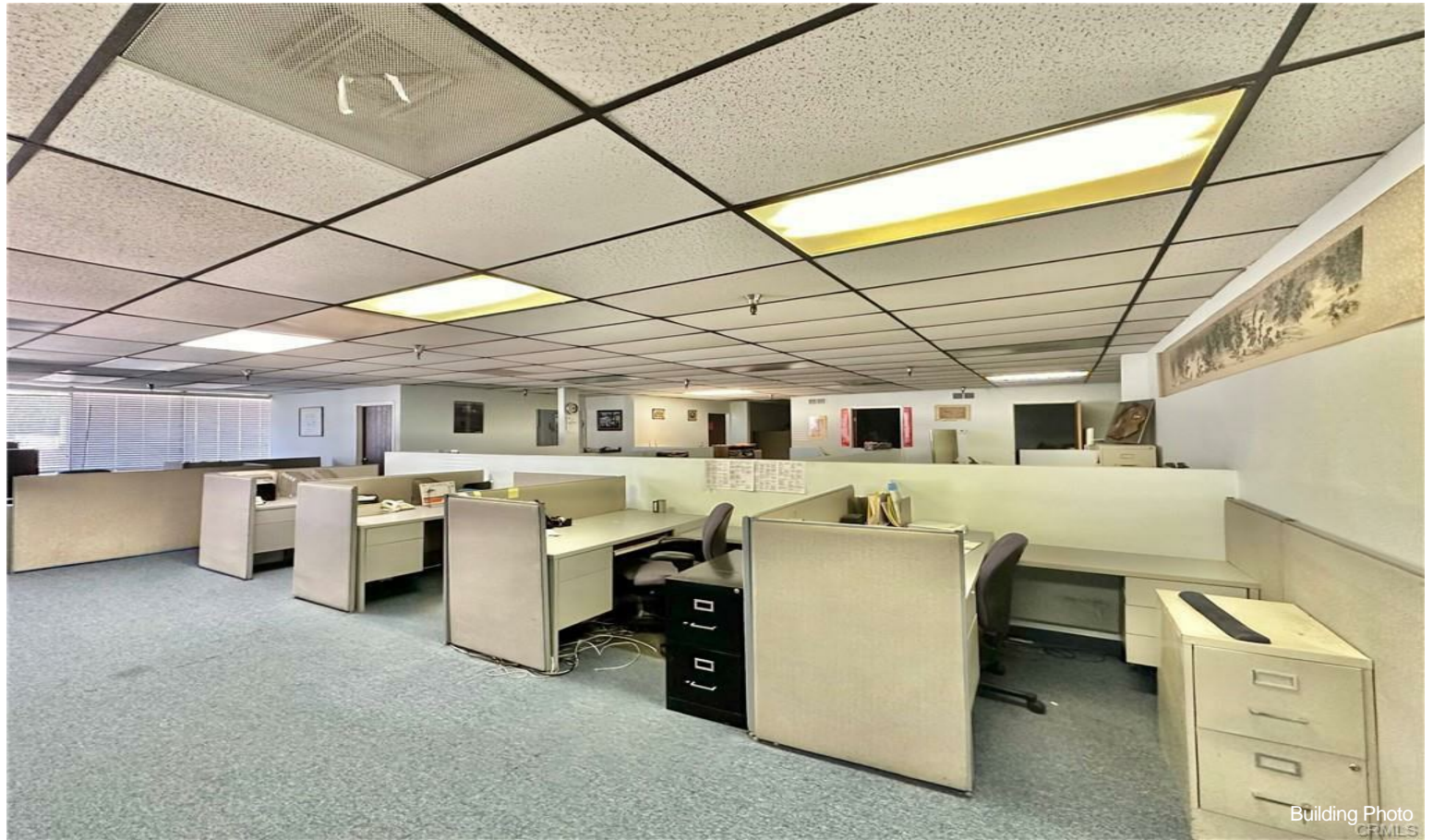


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