



1230 N Jefferson St

1230 N Jefferson St, Anaheim, CA 92807



Jason Dufault

KW Commercial

6621 E PCH, Suite 150, Long Beach, CA 90803

jason@jdufault.com

(562) 961-1422



1230 N Jefferson St

\$1,789,320

Discover the ultimate in flexible real estate with this versatile 4,588 sq. ft. commercial building, designed to meet a variety of business needs. Whether you're looking for a multi-tenant office, an industrial warehouse, or a combination of both, this two-story property offers endless options to tailor the space to your vision.

Flexible Layout Options:

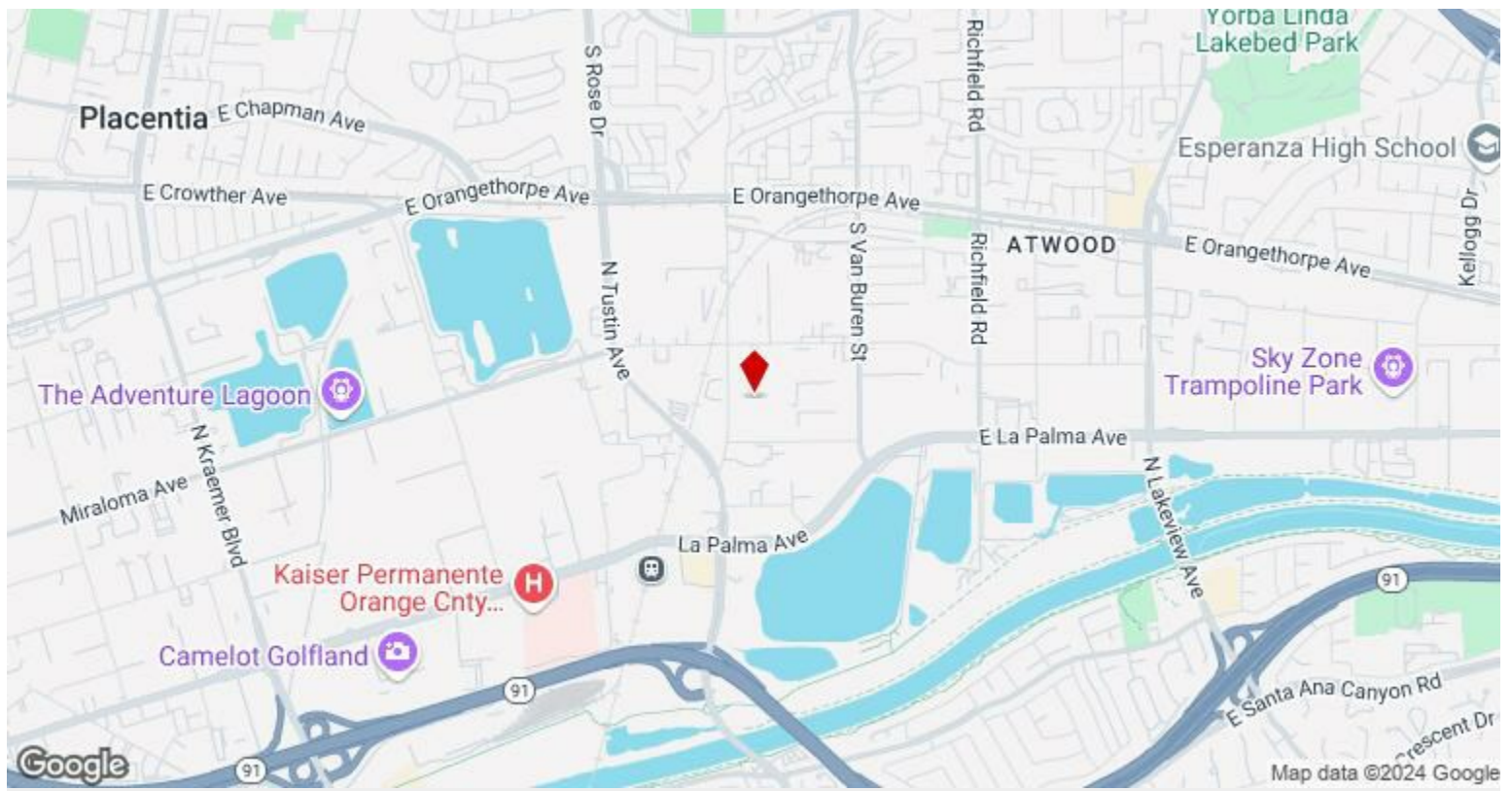
Multi-Tenant Office: The building can be easily sectioned into multiple office spaces, allowing you to lease to several tenants. Ideal for businesses seeking a collaborative, shared office environment.

Industrial...

- **Key Features:** Total Area: 4,588 sq. ft. across two levels (2,294 sq. ft. per floor)
- **Zoning:** Suitable for all commercial uses, excluding schooling, daycare, and religious institutions
- **Multi-Tenant Office:** The building can be easily sectioned into multiple office spaces, allowing you to lease to several tenants. Ideal for businesses



Price:	\$1,789,320
Unit Size:	4,588 SF
No. Units:	1
Total Building Size:	25,928 SF
Property Type:	Flex
Property Subtype:	Light Distribution
Sale Type:	Owner User
Building Class:	C
Floors:	2
Typical Floor Size:	12,964 SF
Year Built:	1981
Lot Size:	1.67 AC
Parking Ratio:	3.86/1,000 SF



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Flexible Layout Options:

Multi-Tenant Office: The building can be easily sectioned into multiple office spaces, allowing you to lease to several tenants. Ideal for businesses seeking a collaborative, shared office environment.

Industrial Warehouse with Office: expansive space on the main level for industrial or warehouse purposes, while the second floor can serve as dedicated office space for administrative tasks.

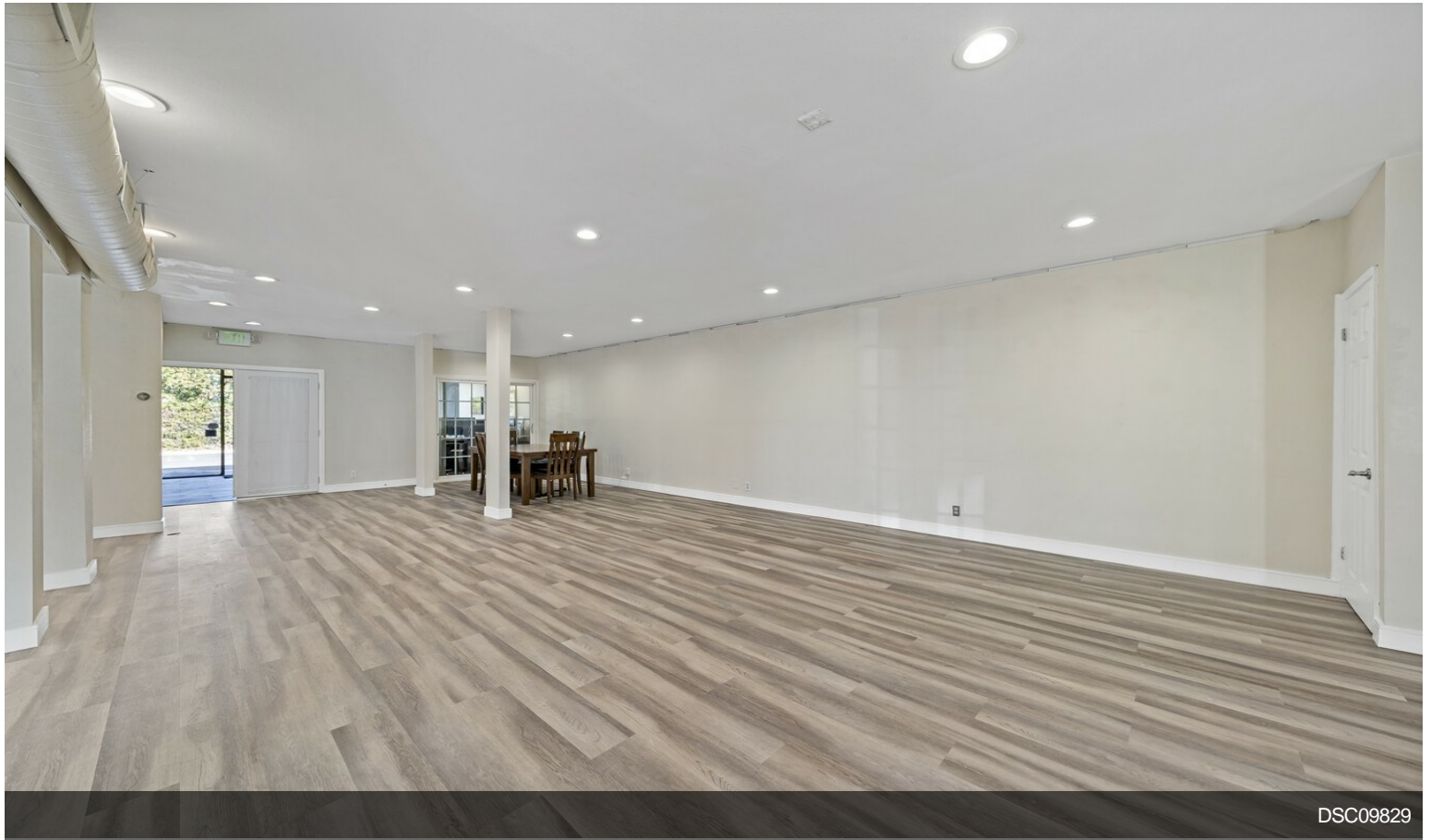
Industrial Warehouse with Separate Office Leasing: The property's multiple entry points allow for seamless division of space. Operate your industrial business on one floor, while leasing the other to a separate office tenant, maximizing your rental income.

Convenience and Accessibility: Strategically located for commercial success, this building is designed to accommodate a range of business needs, from a growing company seeking a headquarters to an investor looking for a multi-tenant property. The three distinct access points ensure privacy and efficiency for multiple occupants, while the spacious garage offers practical loading and storage solutions.

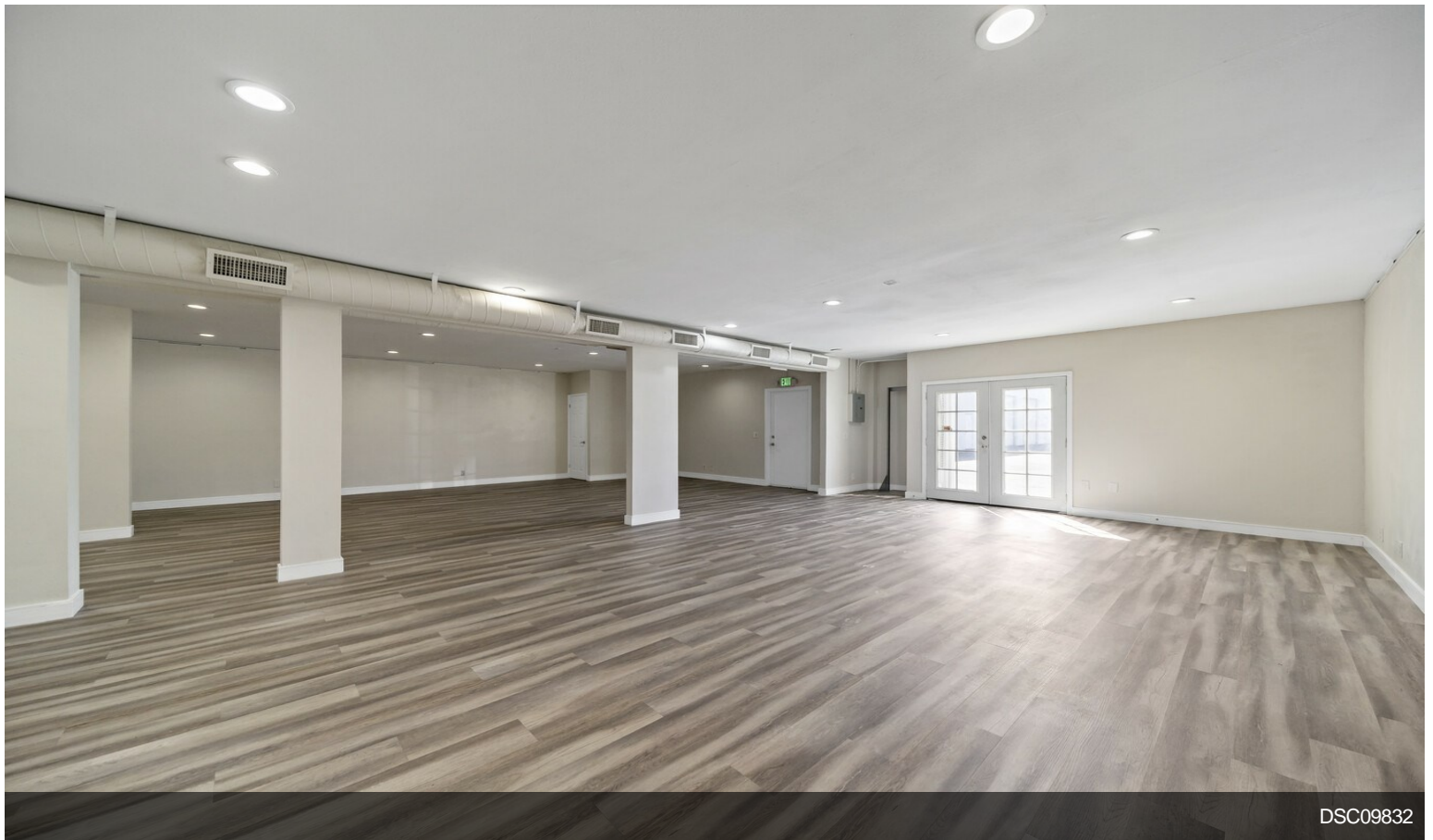
Whether you envision this property as a bustling office complex or a dynamic industrial space, it is fully adaptable to suit your specific business requirements. The opportunity to buy and operate part or all of the building makes this a lucrative option for investors or owner-occupiers alike.

Don't miss out on this unique chance to own a highly adaptable, well-located commercial building with incredible potential. Contact us today to schedule a tour and explore the possibilities!

Property Photos

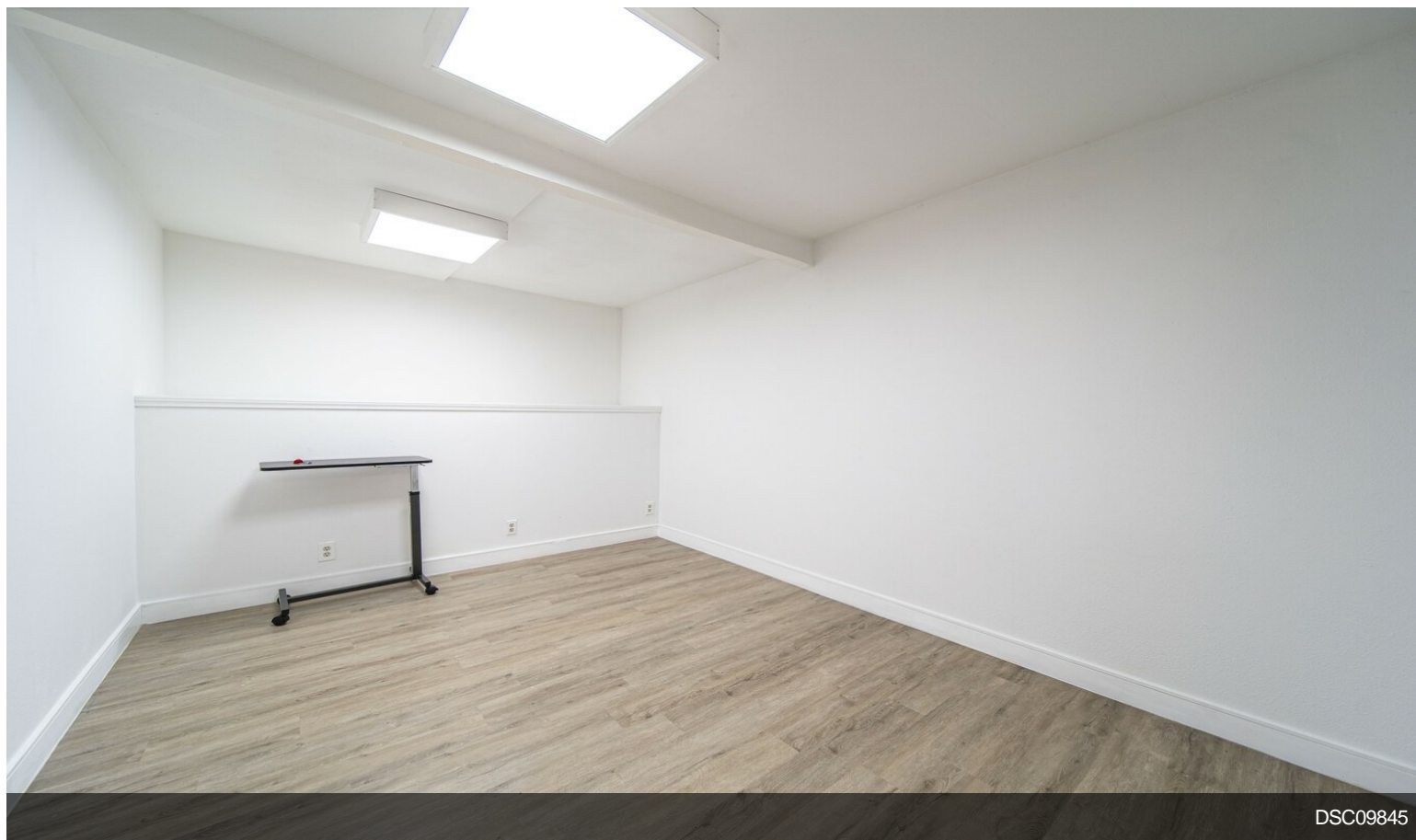


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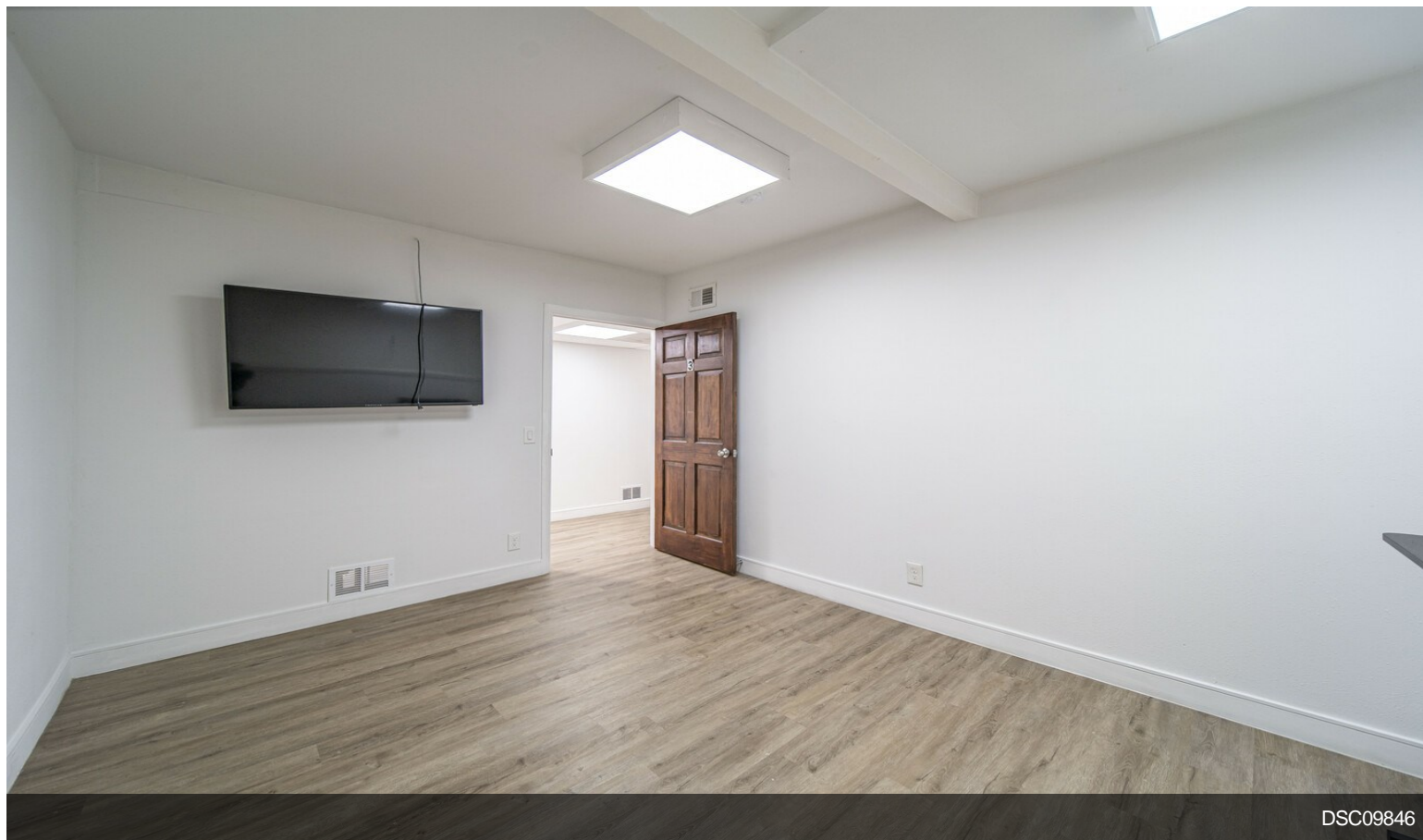


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Property Photos

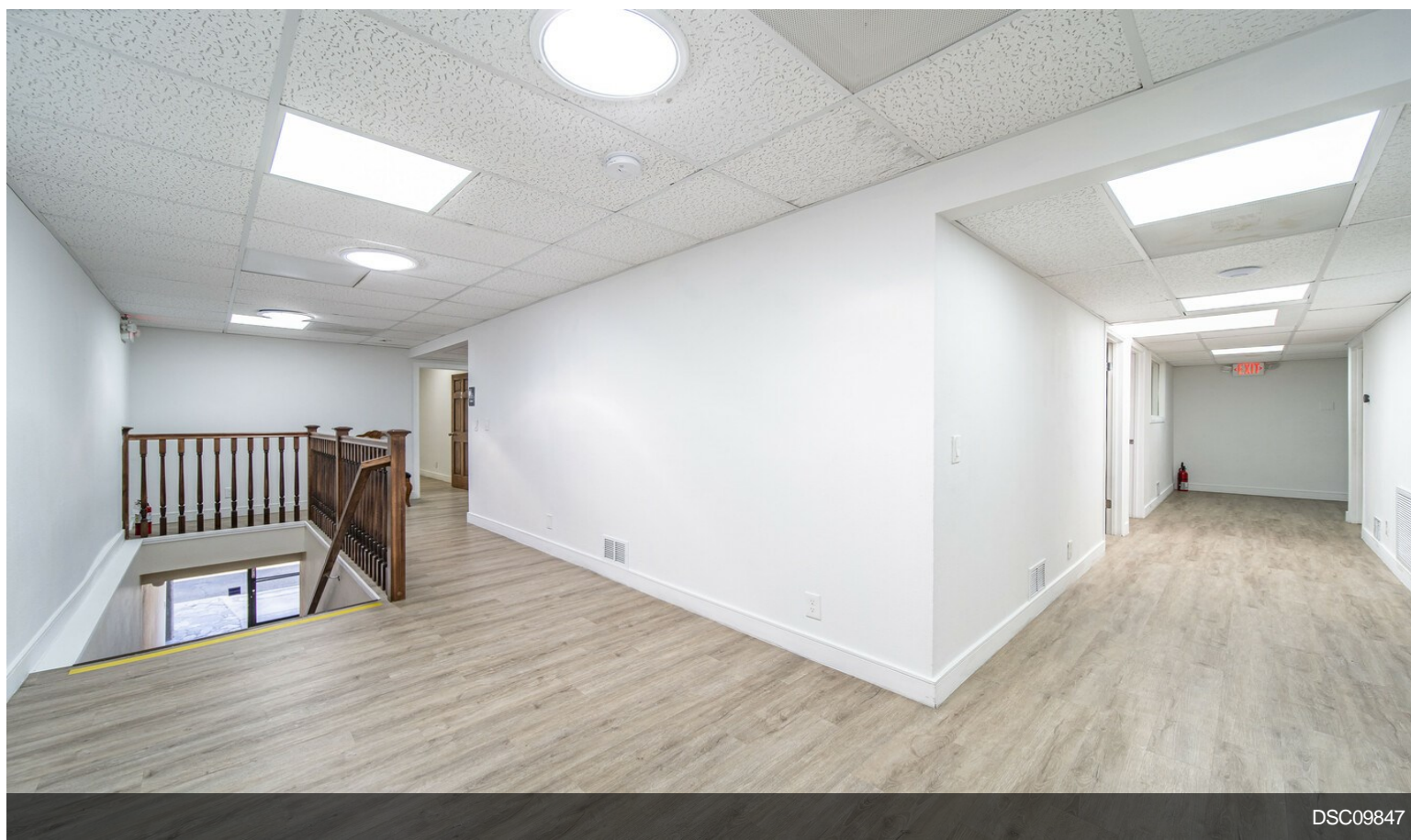


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Property Photos

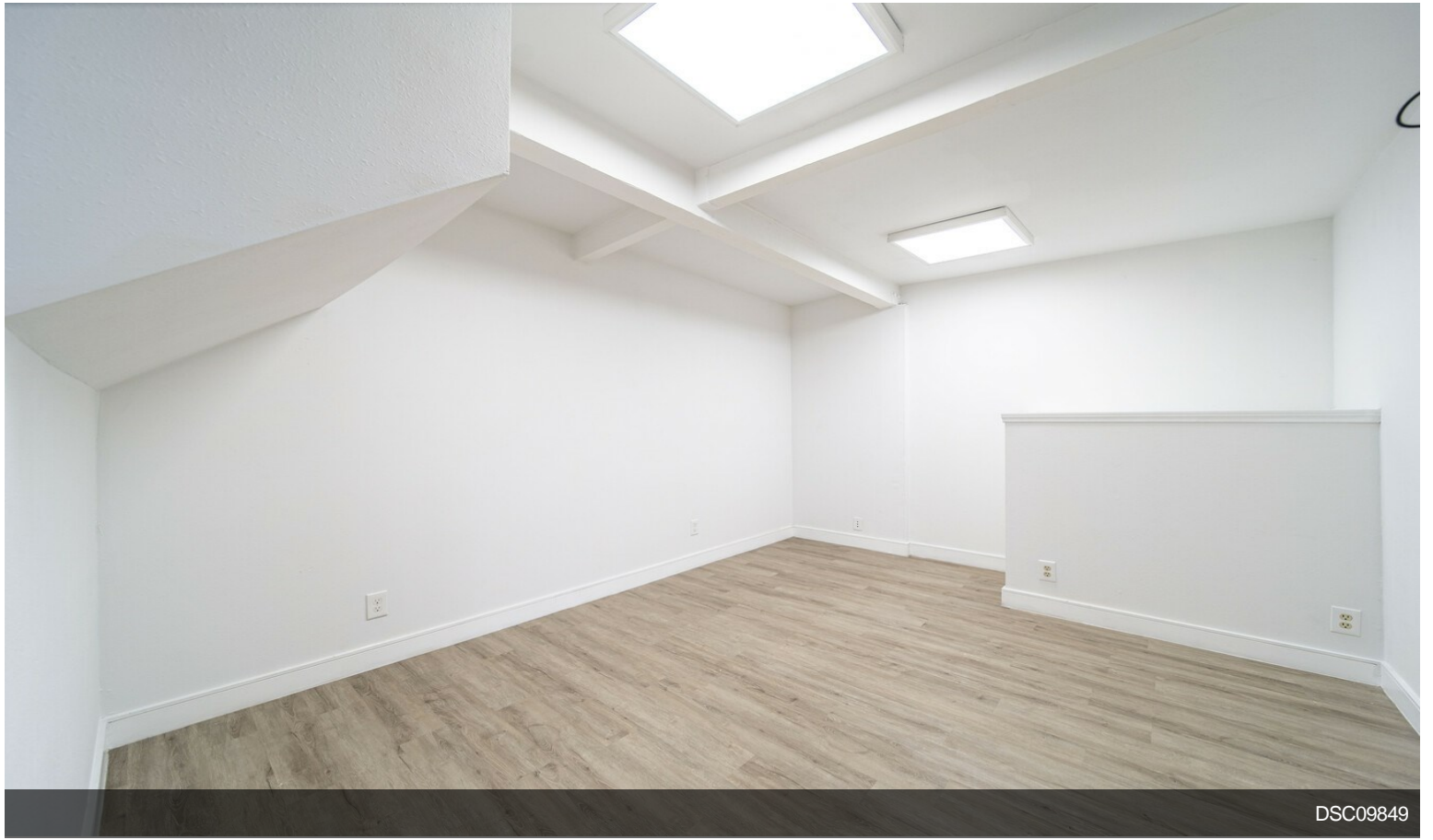


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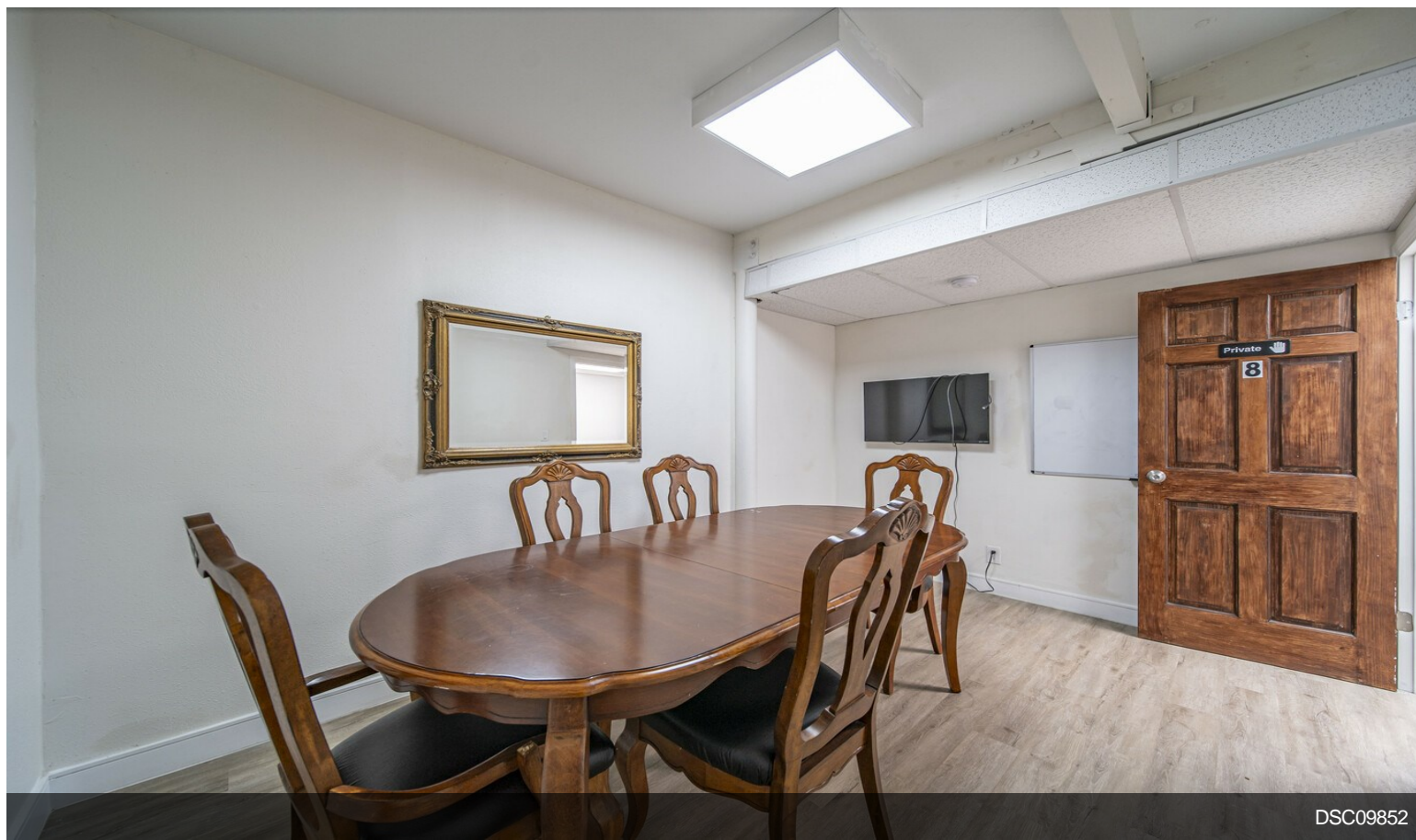


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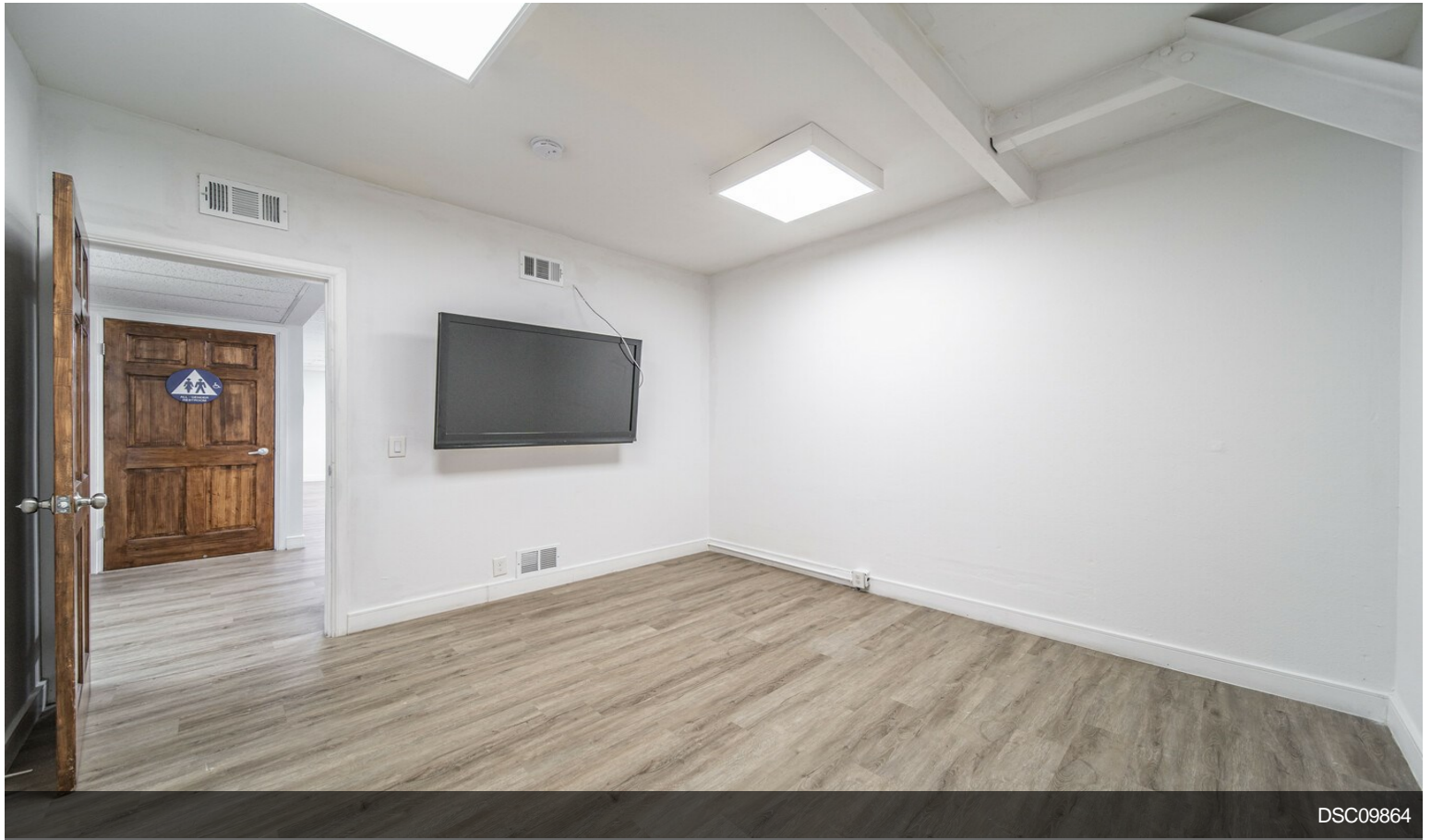


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Property Photos



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Property Photos



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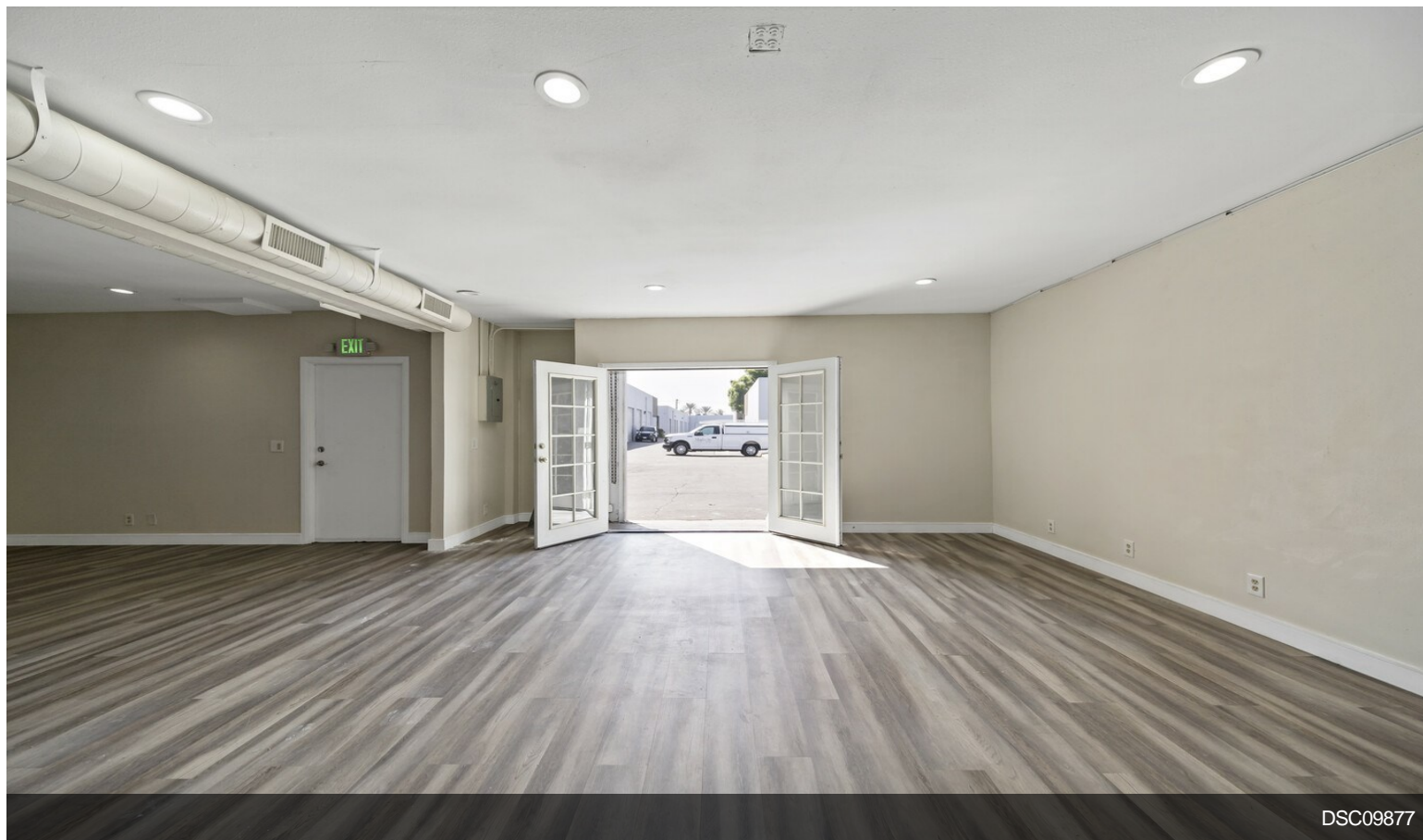


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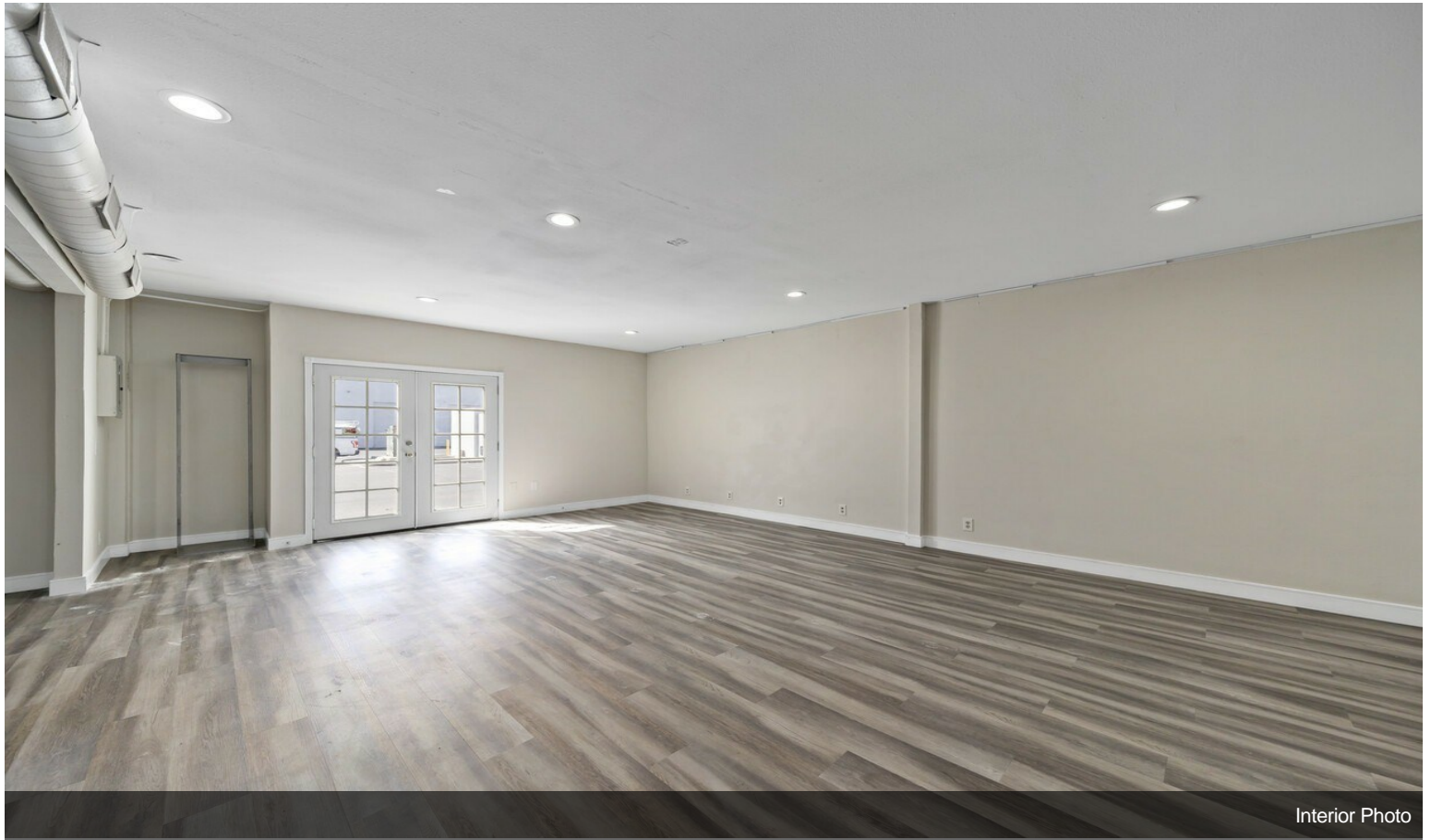


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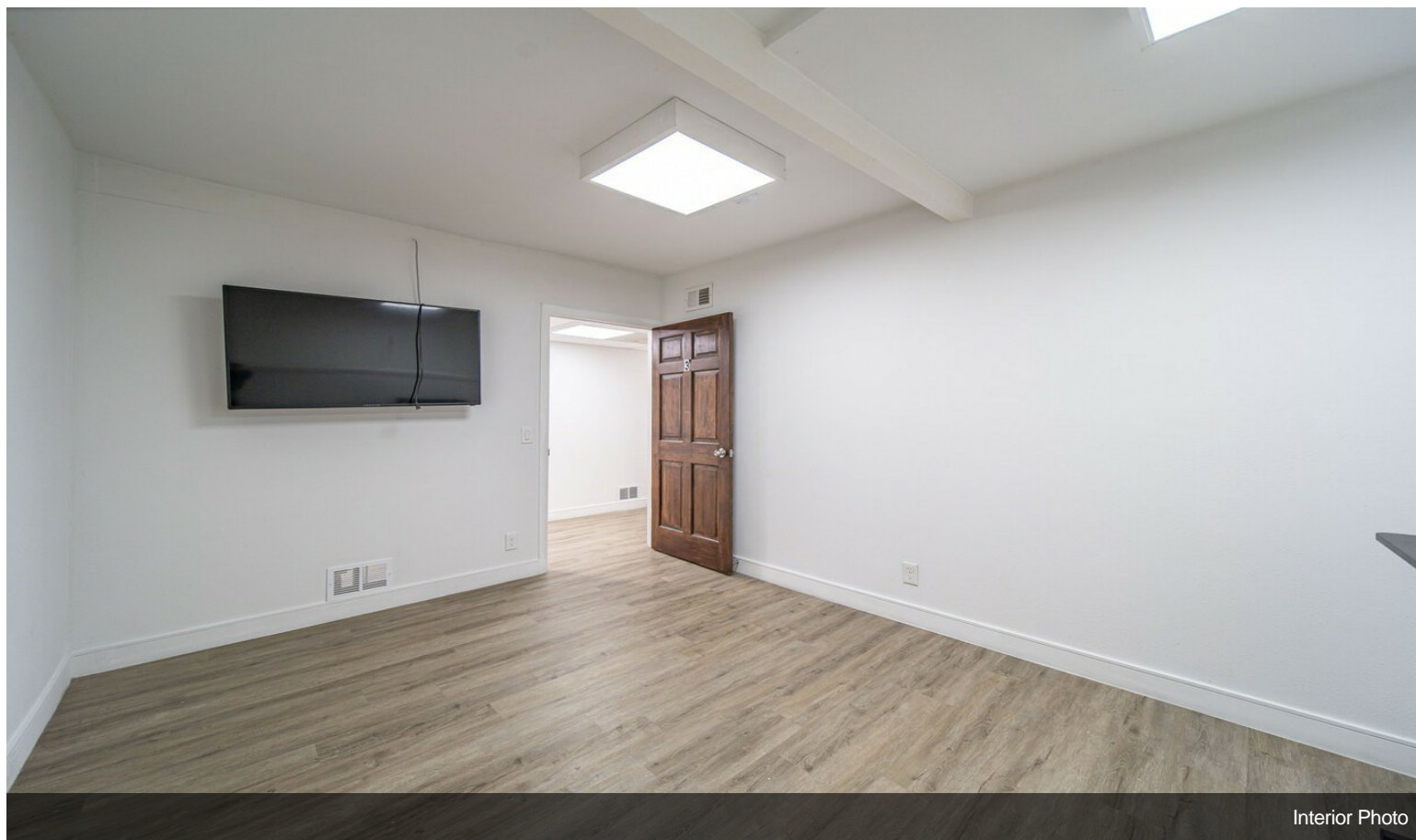


Interior Photo

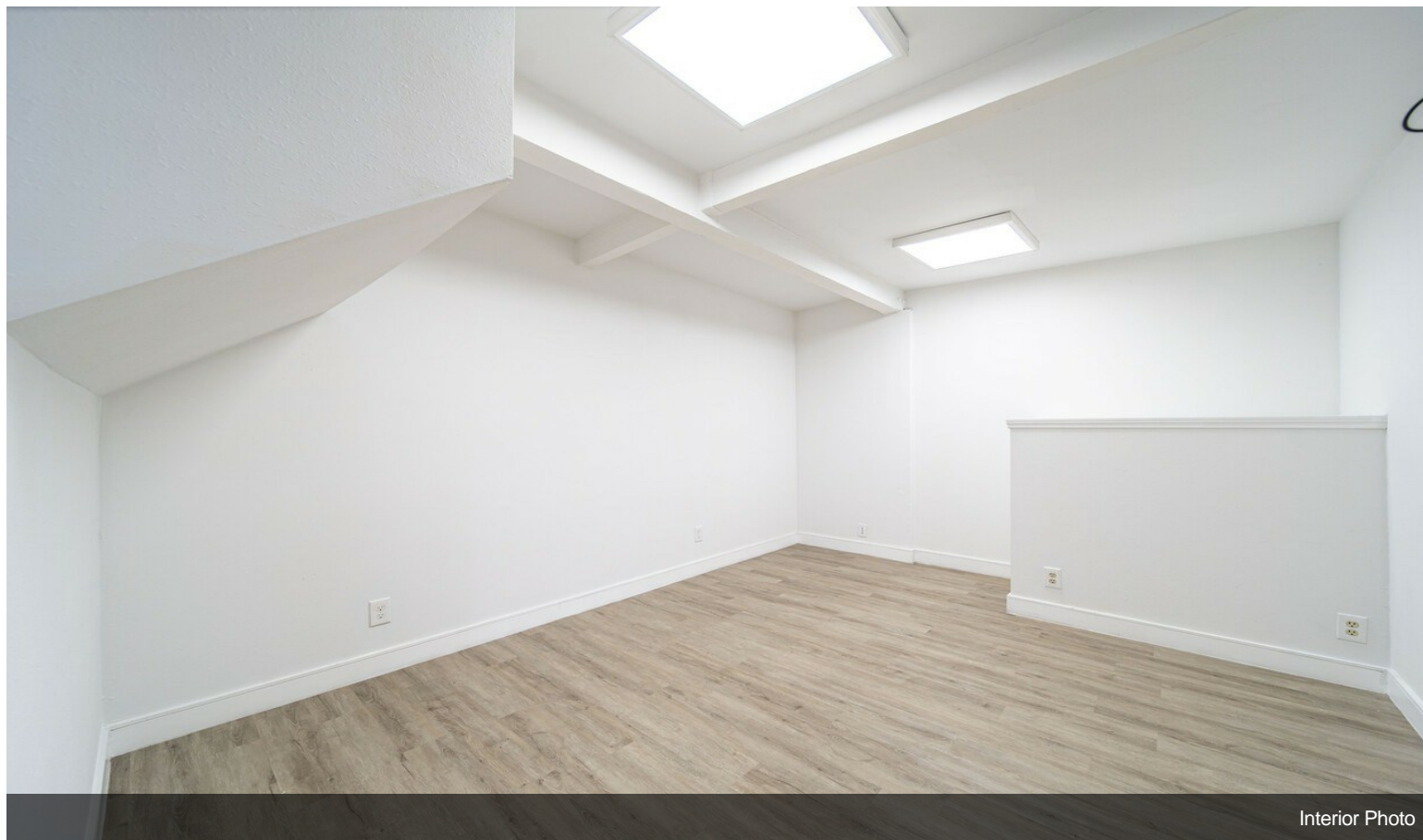


Interior Photo

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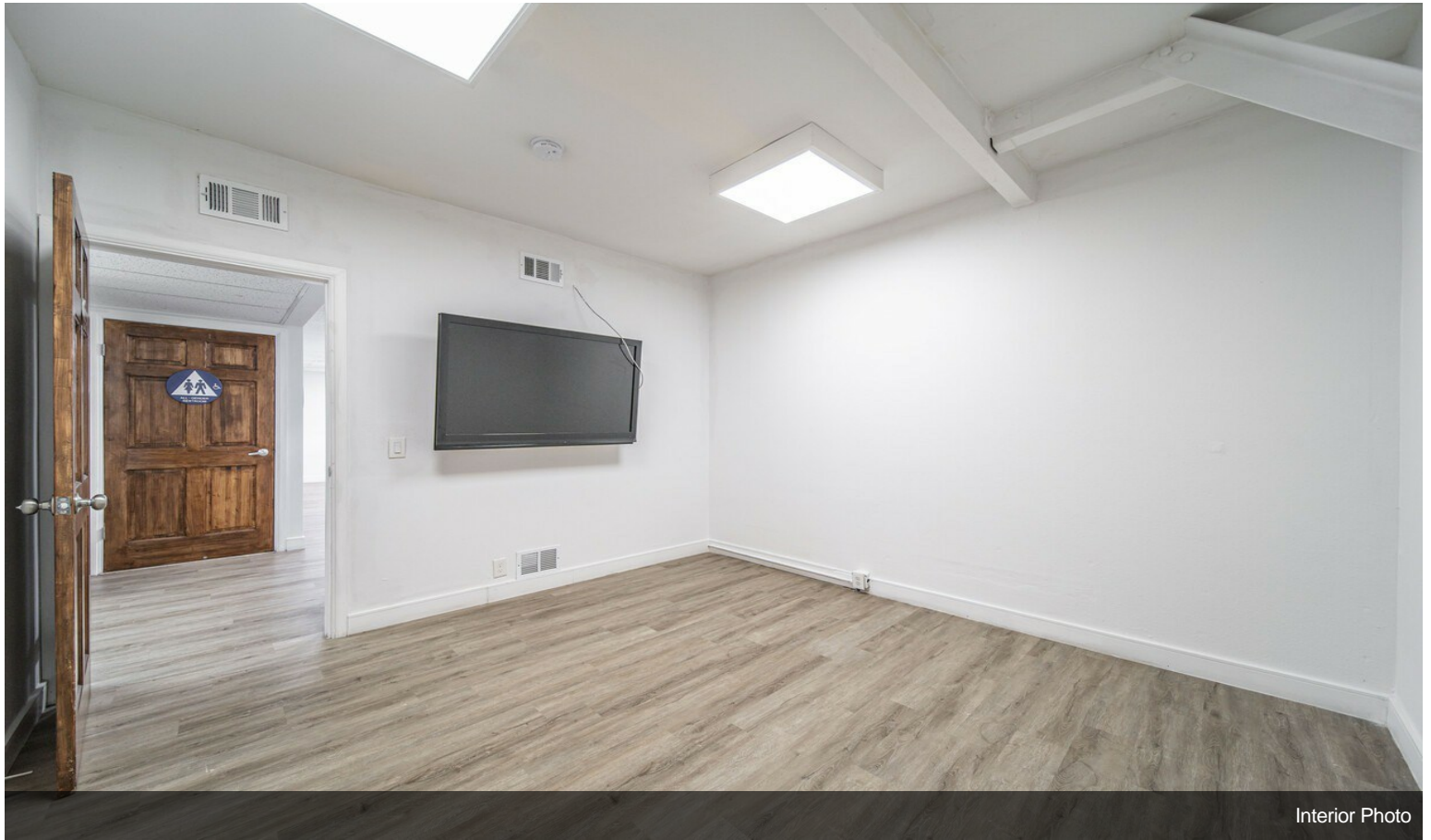


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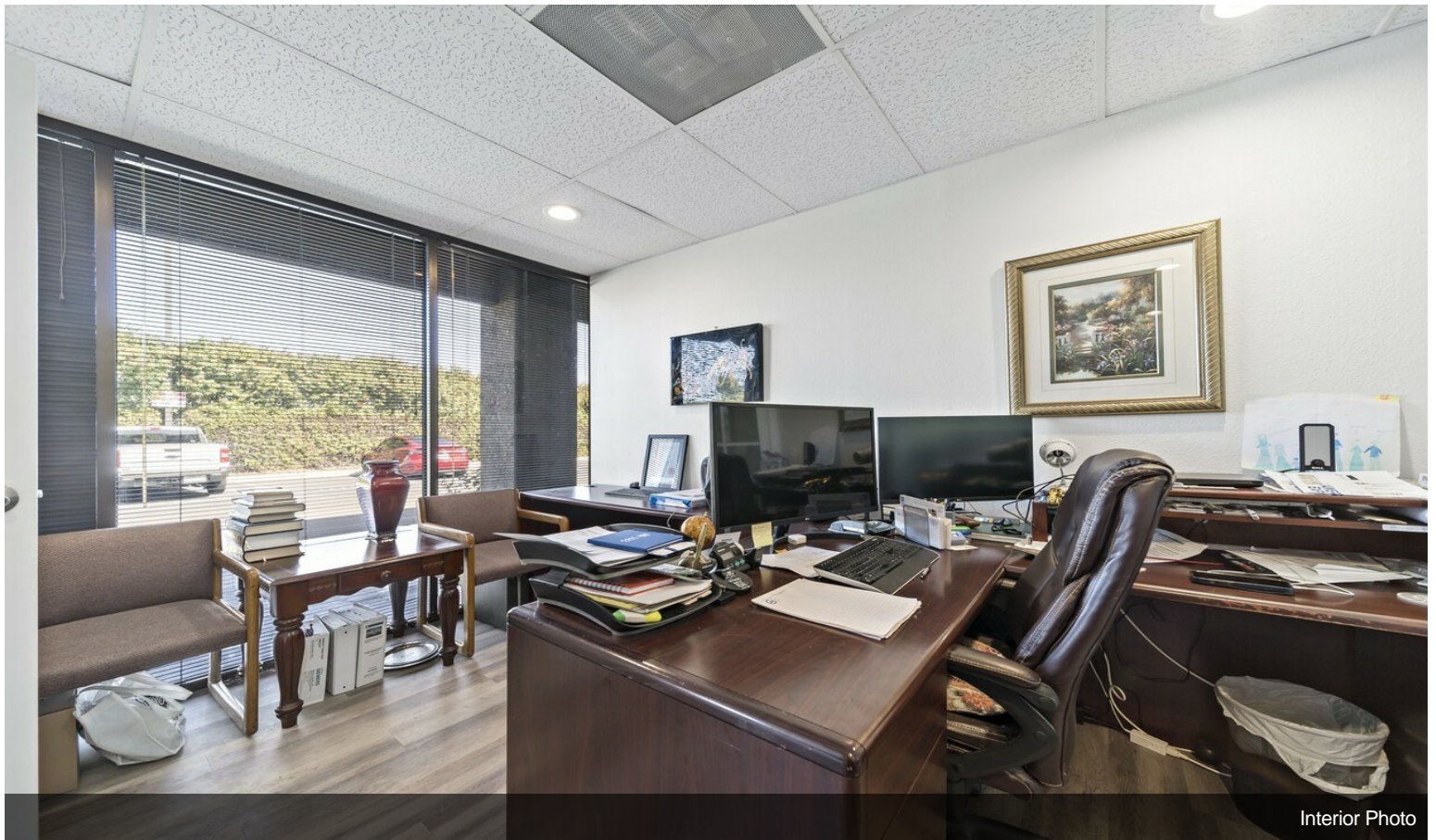


Interior Photo

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Interior Photo



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