

Commercial- Client Copy

List #: 24003596
County: Los Angeles

8837 E Palmdale Boulevard, Palmdale, CA 93552
Cross St.: 90th E and Palmdale Blvd

Current Price:\$1,000,000
Status: Active



Area: 10 - Littlerock/Pearblossom
APN: 3027-010-027
Occupant Type: Vacant

DOM/CDOM: 37/37
Property Sub-Type: Mixed Use
Square Footage: 4,401/Measured
List Price/SqFt: 227.22
Lot SqFt: 43,124
Lot Acres: 0.99

Directions: Palmdale Blvd just W of 90th E, Northside of street

Marketing Remarks: Former Hick's Mortuary in High Visibility Area Ideal for Diverse Ventures. Includes 2 APNs that total almost 1 acre. Located in a high traffic area, this former mortuary presents a unique opportunity for versatile business ventures. With recent improvements, including enhancements to reception area. *Strategic Location - offering excellent exposure and accessibility for potential customers. *Versatile Spaces - the property offers reception areas, sitting/lounge area, large gathering rooms and caretaker quarters. *Abundant Potential - whether repurposed as a church, retail, boutique event venue, professional offices, creative studio, or event space, the property offers endless possibilities. *Ideal for Entrepreneurs - whether you're seeking a unique commercial space to launch your next venture or an investment opportunity, this property offers a perfect canvas for your imagination to thrive. *Close proximity to retail and restaurant amenities, such as Dollar General, Home Depot, Walmart, Starbucks etc. Billboard on property that currently generates income. Property extends into dirt lot behind parking lot for additional parking or other purposes.

Original List Price:	\$1,000,000	Sale Type:	Standard	Sale Type:	Standard
Listing Price:	\$1,000,000	Agreement Type:	Exclusive Right to Sell		
Listing Date:	05/15/2024				
Status Change Date:	05/15/2024				

General Information

Zoning: LCC4*
of Units: 1
Actual Occupied: 0

Condo: No
Year Built: 1950

Property Amenities

Climate Control: Central Air/Refrig Central Heat/Gas
Existing Lease: No
Construction: Stucco
Current Use: Vacant; Comments: crematorium mortuary
Foundation: Concrete Slab
Fencing: Block; Chain Link; Cross
Location: North Side of Street

Parking: Open; # Parking Spaces: 28; Parking Ratio/1000: 71,000
Roof: Rolled
Streets: Paved; Public; Curbs: Yes
Special Features: Floor Drains; Kitchen Facilities; Landscape; Outdoor Lighting; Restrooms - Handicap; Storage Area
Stories: 1 Story
Topography: Level Grade
Terms: 1031 Exchange; Cash; Conventional; SBA
Utilities: Public Water

Presented By:

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