

18012 PIONEER BLVD

ARTESIA, CA 90701



ACE REALTY CO.

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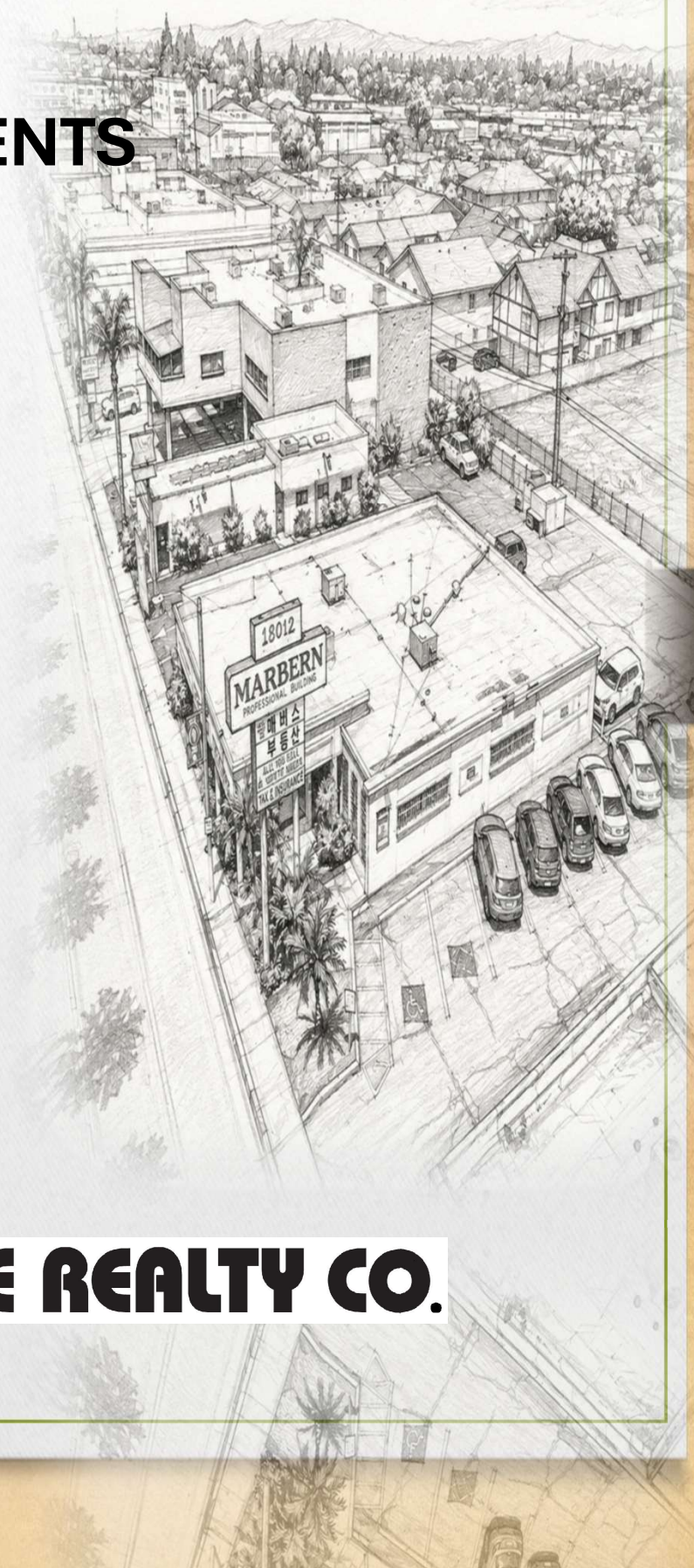
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PROPERTY INFORMATION

PURCHASE PRICE	\$1,900,000.00
BUILDING SIZE	4,263 SQ.FT
LOT SIZE	12,787 SQ.FT
BUILT IN	1959



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PROPERTY DESCRIPTION

FOR SALE | PRIME OFFICE INVESTMENT / OWNER USER OPPORTUNITY IN ARTESIA, CA

This property offers an excellent opportunity for an owner-user and features below-market rent rates, providing strong potential for an investor to increase income. Located on busy Pioneer Blvd in the City of Artesia, it is ideal for doctors, general offices, CPAs, or a small corporate headquarters.

A major highlight is the grandfathered, large pole sign facing Pioneer Blvd, offering excellent visibility. The building also includes a built-in vault room for securing important documents. The 4,263 sq. ft. office building is situated on a spacious 12,787 sq. ft. lot. Built in 1959, the property will require some repairs or remodeling to achieve its highest and best use.

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PROPERTY PHOTOS

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