



PRICED AT \$1,199,000

1,846 SF RETAIL COMMERCIAL UNIT in LONG BEACH

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CalDRE# 01974903

Your Opportunity at **1598 Long Beach Blvd**

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Presented by:

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INVESTMENT HIGHLIGHTS

- * Front street, Corner Unit location (One of 5 Retail Shops)
- * Plenty of Parking Space and Convenience of In & Out
- * 24 Parking space / Controlled Access
- * Close to Los Angeles / Opportunity area

PROPERTY FACTS

Price	\$1,199,000
Unit Size	1,846 SF
No. Units	1
Total Building Size	10,293 SF
Property Type	Retail (Condo)
Property Subtype	Storefront Retail/Office
Sale Type	Investment or Owner User
Building Class	B
Floors	1
Typical Floor Size	10,293 SF
Year Built	2022
Lot Size	0.59 AC
Parking Ratio	3.89/1,000 SF
Zoning	LBPD29 - Commercial Store



EXECUTIVE SUMMARY

Commercial Property Description - 1598 Long Beach Blvd, Long Beach, Unit 101. Located in an ideal spot, this commercial property offers versatile space suitable for various business purposes. With a total area of 1,846 square feet, it features large windows on both sides facing the streets, providing excellent visibility for advertising. The space is designed with a wide-open layout, allowing for creative interior designs. It includes entrances and exits on both sides for easy access. Additionally, the property offers ample parking space, ensuring convenience for both customers and employees. Situated in the heart of Long Beach Blvd, this commercial space boasts excellent accessibility and high visibility, making it an attractive location for any business.



1 UNIT AVAILABLE

UNIT 101

Unit Size	1,846 SF
Price	\$1,199,000
Price Per SF	\$536.29
Condo Use	Retail
Sale Type	Investment or Owner User

SALE NOTES

- * Corner unit with lots of windows.
- * Prime Location, General Commercial Retail & Office.
- * Tremendous Urban core Location.
- * Popular Area with strong Demographics
- * Gated Parking Lot
- * Central HVAC
- * Area with convenient public transportation

DESCRIPTION

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AERIAL MAP



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PROPERTY PHOTOS

