

ICONIC LANCASTER BLVD.

656 W. Lancaster Blvd.

FOR SALE

Lancaster, CA 93534



Commercial Brokers Group is pleased to present this incredible owner-user or investor/developer opportunity in the heart of Downtown Lancaster! Prominently located on busy Lancaster Blvd., this property is ideal for a variety of high traffic/high visibility users such as retail, office and restaurant!

FOR MORE INFORMATION CONTACT:

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PROPERTY OVERVIEW

SALE PRICE:	\$1,556,000
BUILDING SIZE:	6,487+/-SF
CONSTRUCTION:	Masonry & Wood Frame
YEAR BUILT:	1953
ZONING:	Downtown Specific Plan
LOT SIZE:	7,500+/-SF
APN:	3134-016-010
PARKING:	Public Street Parking

Bohn's Printing has operated for almost 50 years under the leadership of the same family owned business. The family is retiring which brings an incredible opportunity for a new business to occupy this iconic property. The possibilities are endless for retail, office, restaurant, and even another print shop!

Property will be delivered vacant.

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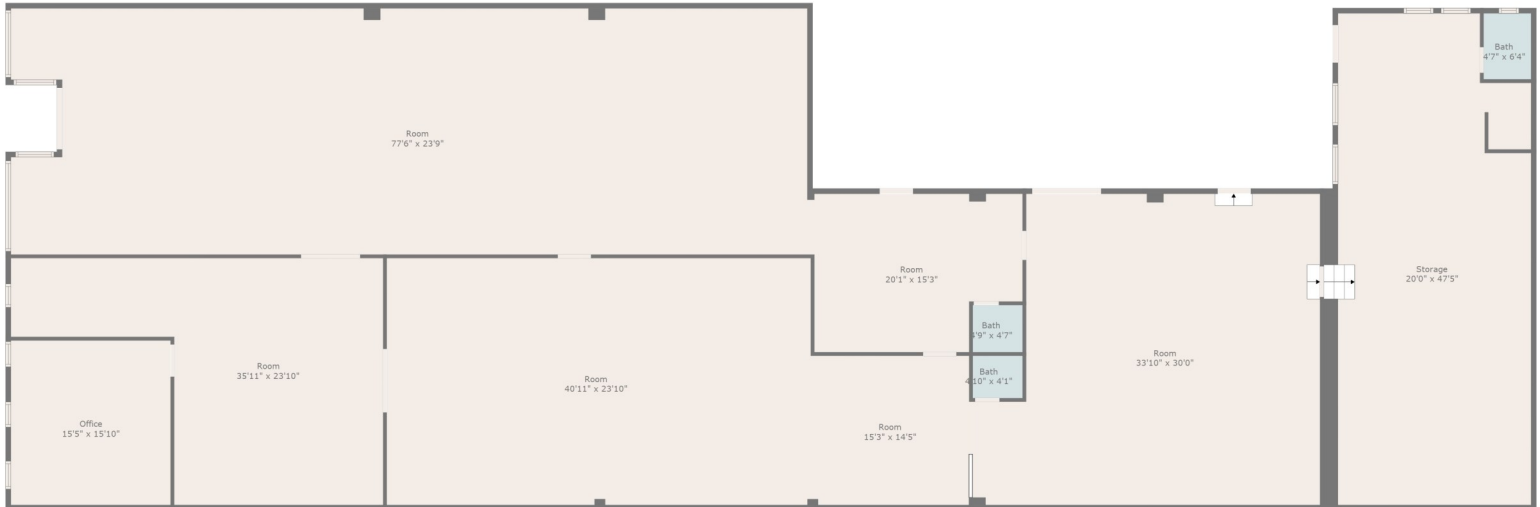
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FLOOR PLAN



With almost 6,500sf of space available, the property can be used by single or multiple users.

The prominent storefront features double door entry and floor to ceiling glass display area to the Blvd.

A spacious retail floor leads into a private office, warehouse space and elevated rear storage area. The warehouse has a roll up door for merchandise and equipment delivery. The property has multiple entrances and three restrooms.

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Think you can't afford Southern California? *Think again!*

Head north

and see your costs go south

Commercial land along SoCal's Leading Edge, the Greater Antelope Valley, can average less than \$6 per square foot, even less in Southeast Kern County.

Save 40%-50% on business relocation or expansion costs when you drive north of Los Angeles!

Thanks to lower housing costs, wages are more competitive, too. The pro-business, nimble, municipalities here are faster to approve your project, letting you get started sooner.

**GREATER ANTELOPE VALLEY
vs L.A. METRO**

Raw Land at **1/10th**
the price

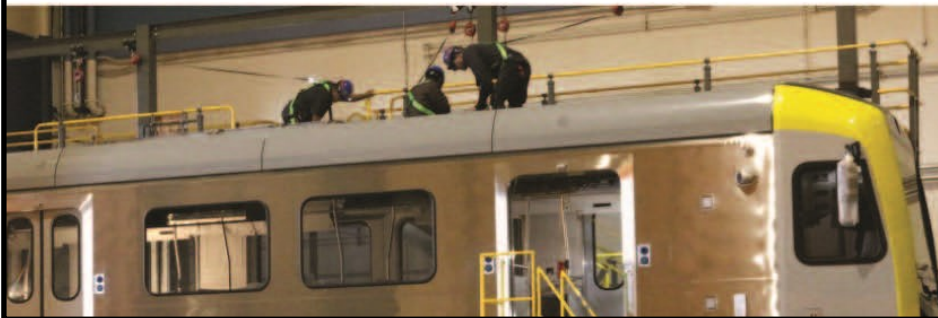
Office space: **1/3** less

Industrial: **40%** less

Retail: **45%** lower

**...with greater availability
and easy accessibility!**

*Price comparisons based on latest available
data from Co-Star/LoopNet, May 2017.*



Ridgecrest

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Any projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property **"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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