

OFFERING MEMORANDUM



100% VACANT COMMERCIAL BUILDING IN THE CITY OF GARDENA

14405 S VERMONT AVE | GARDENA, CA 90247



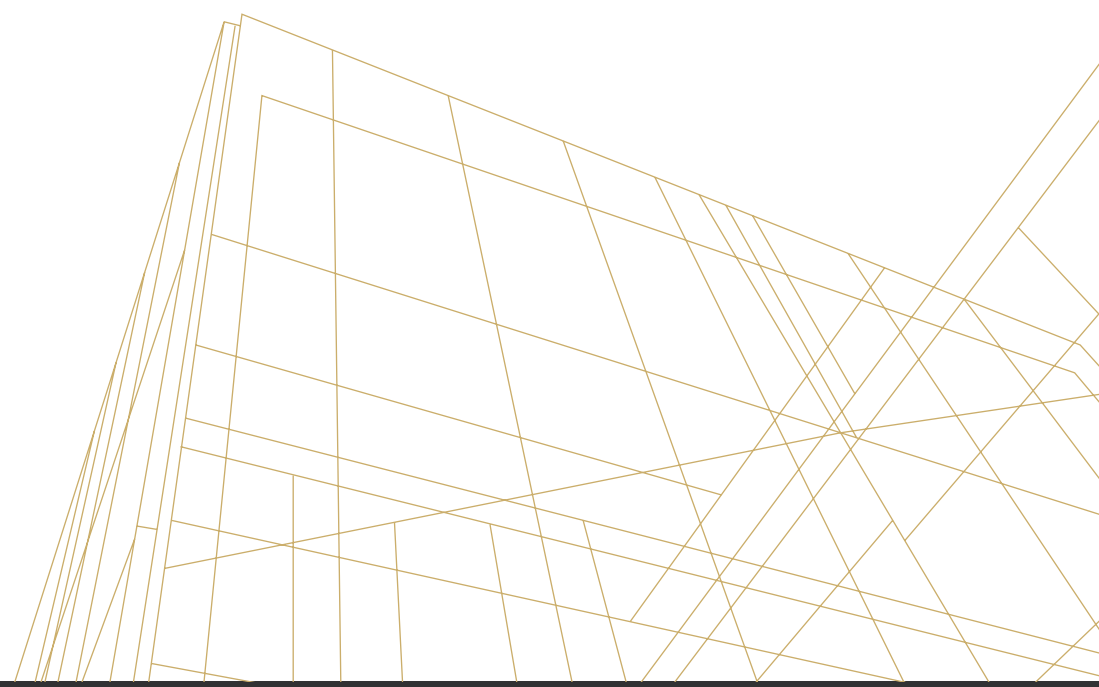
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Exclusively listed by

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EXECUTIVE SUMMARY

100% VACANT COMMERCIAL BUILDING

We are pleased to present a 100% vacant ±15,174 SF commercial building on located on ±23,078 SF of C3 zoned land within the City of Gardena.

Located near the major intersection of Vermont Ave and Rosecrans Ave, the property is well suited for various investment strategies, including varying commercial uses or potential residential development.

With its significant ±23,078 SF of land priced at only \$77/SF on land and \$118/SF on the building, this is one of the least expensive parcels of this size that is West of the 110 Freeway!

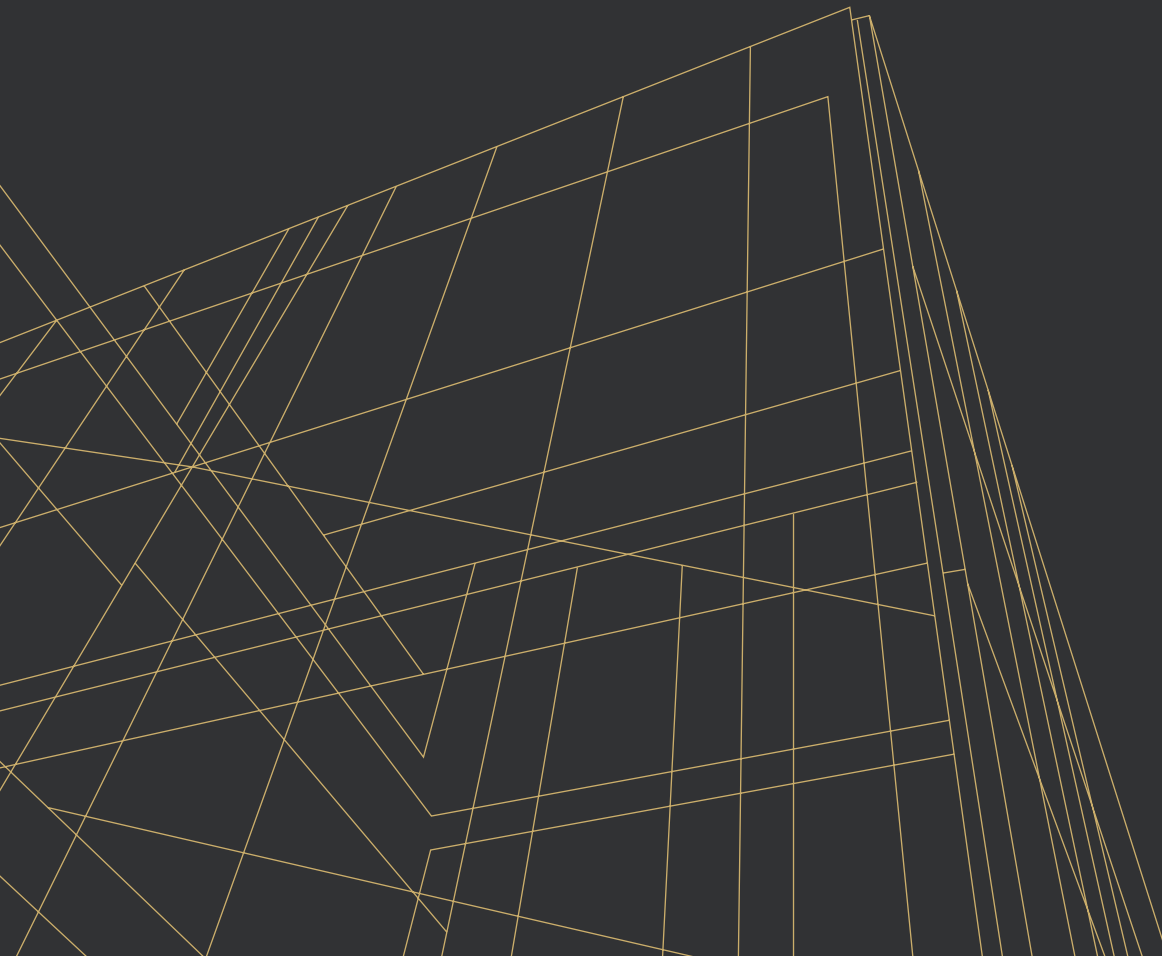
The existing building has been vacant for 2+ years and is in need of significant repairs and/or demolition and rebuild.

Any buyer shall complete their own due diligence to determine what the current legal use allowed is for the property.

For more information please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com



ADDRESSES	14405 S Vermont Ave, Gardena, CA 90247
APN'S	6114-0032-045
BUILDING SF	±15,174 SF
LAND SF	±23,708 SF
LAND USE	GAC3
LAND/SF	\$77/SF
BUILDING SF	\$118/SF
LIST PRICE	\$1,785,000



PROPERTY OVERVIEW

PROPERTY OVERVIEW



**SUBJECT
PROPERTY**

ROSECRANS AVE

S VERMONT AVE

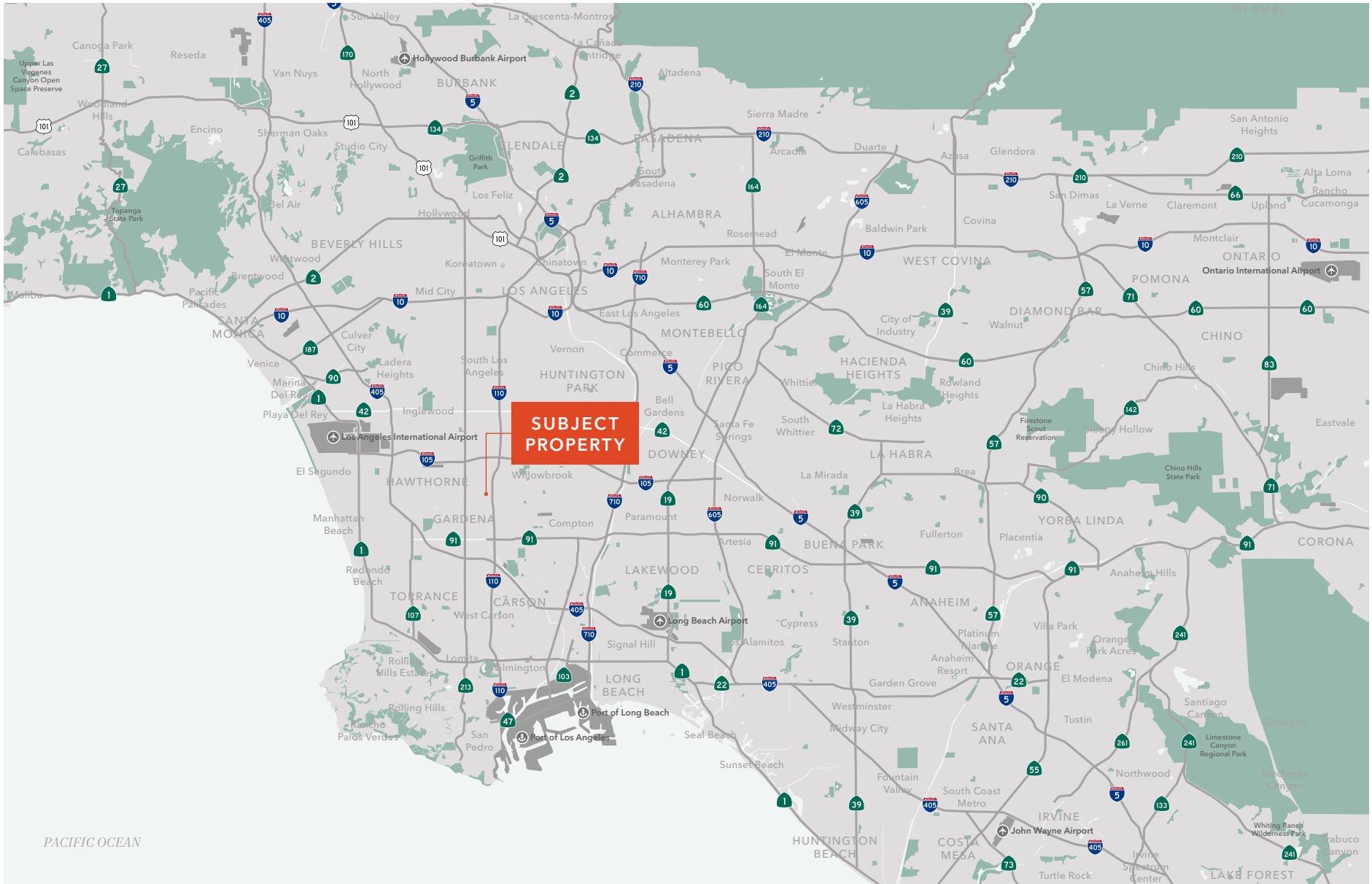
S VERMONT AVE

ROSECRANS AVE

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