

BANK OWNED - REO

MULTI-TENANT COMMERCIAL PROPERTY

7744 Westminster Boulevard
Westminster, California 92683
Orange County

For More Information:

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DEAL SUMMARY

Value	\$2,399,900
Address	7744 Westminster Blvd. Westminster, CA 92683
Physical Characteristics	
Building Size	±6,089 Square Feet <i>(Per architectural measurement)</i>
Land Size	±10,788 Square Feet (0.25 Acres)
Year Built	1981
Parking	±20 Parking Space - Ample Street Surface Also Available
APN	096-331-27
Number of Buildings	One (1)
Number of Units	Four (4)
Number of Electrical Meters	Eight (8)
Stories	Two (2)
Utilities	Separate Electrical, Master Water
Private Yard Gated	Yes Yes
Zoning	C3 - General Commercial
Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

- Multi-Tenant Commercial Property
- Ideal Owner-User and / or Investor Opportunity
- Dense Infill Industrial Location - Orange County
- Extremely High Barrier to Entry
- Priced Below Replacement Value
- SBA Financing Available for Owner-Users
- Hard-Corner Location with High Visibility and Traffic Counts
- Allowable Uses Include: Dental (Previous Use), Medical, Retail, General Office - *Buyer to Verify with the City*



DEMOGRAPHICS



+33,000 Average
Daily Traffic



+630,000
Population Within
5 Miles



\$74,637 Average
Household Income
Within 5 Miles

HIGHLIGHTS



405 Fwy
Excellent Fwy
Access



Westminster
Excellent Location



OC Bus
Bus Transit



Westminster Blvd.
Excellent Visibility

AREA MAP

