

OFFERING MEMORANDUM | \$650,000

11317 ATLANTIC AVE.
LYNWOOD, CA 90262

BRC Advisor
COMMERCIAL REAL ESTATE

COMMERCIAL/RETAIL/WAREHOUSE BUILDING
OWNER-USER OPPORTUNITY - 90% FINANCING


HUDSON PARTNERS
— INVESTMENT BROKERAGE —

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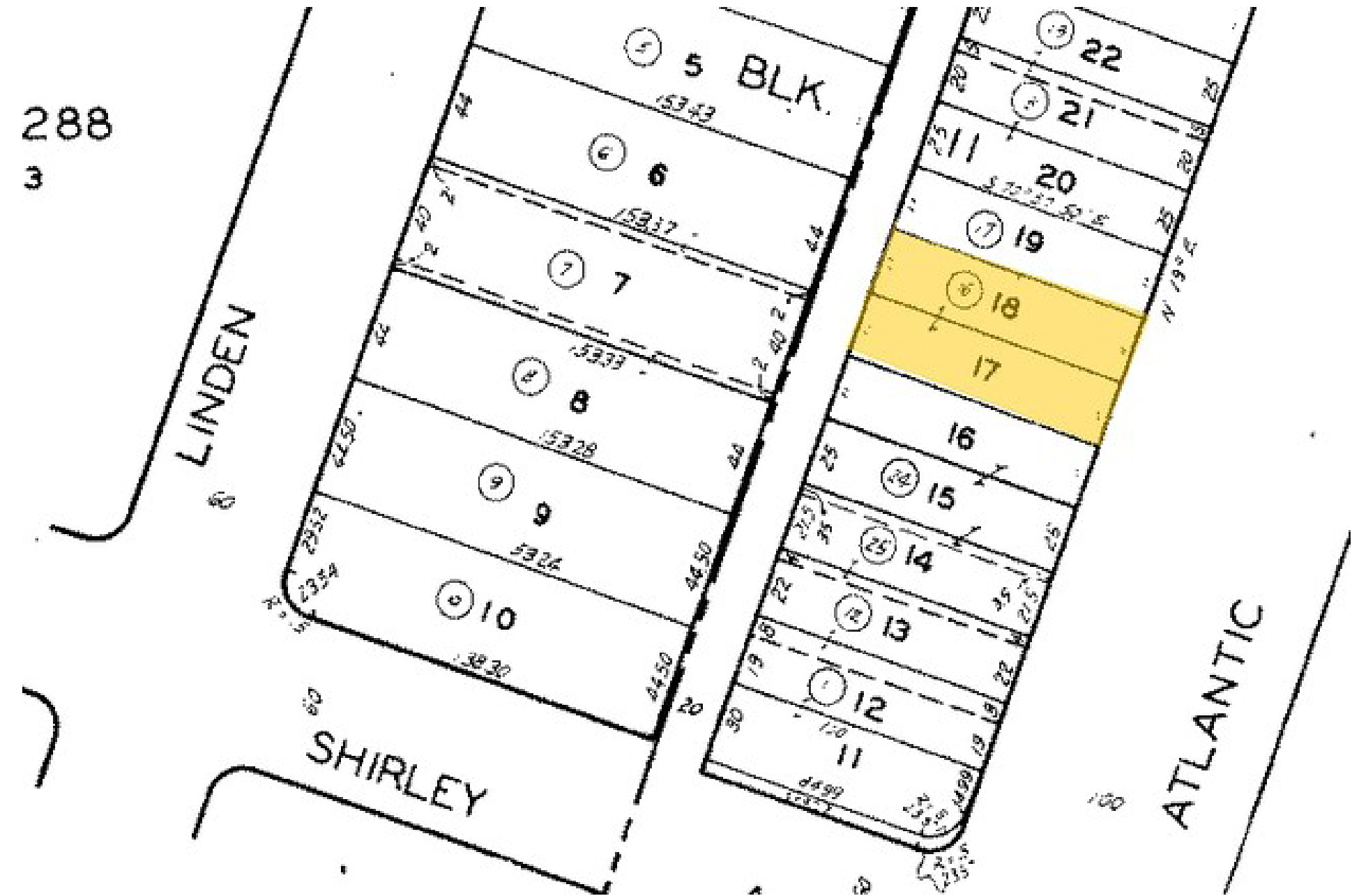
Hudson Partners and BRC Advisors are pleased to present a bow truss commercial building in the City of Lynwood. This building has two ground level doors (12' x 10') and (14' x 15') with generous power (400 Amp/3 Phase). This opportunity could be used as a warehouse with 15 foot clearance height and open layout. On the other hand, it is situated mid-block on the bustling Atlantic Avenue, providing the required vehicle and foot traffic needed for retail. Building is currently vacant and in turn key condition. Buyer can obtain 90% financing with SBA Loan, ask Listing Agents for more details.

PROPERTY HIGHLIGHTS

- Bow Truss Ceiling - 15 Foot Clearance
- 2 Ground Level Doors
- 3 Phase/400 Amp Power
- Alley and Atlantic Ave. Access
- Turn Key/Move In Ready Condition
- 90% Available Financing (SBA Loan)
- Gates/Secured Parking

SITE DESCRIPTION

| DESCRIPTION | SPECIFICATION |
|----------------------|---|
| PRICE | \$650,000 |
| BUILDING SIZE | 3,750 SF |
| PRICE PER SF | \$173.33 PSF |
| LOT SIZE | 5,013 SF |
| PRICE PER SF ON LAND | \$128.13 PSF |
| APN: | 6193-020-016 |
| YEAR BUILT | 1947 |
| ZONING | LYC3 |
| POWER | 400 amp 120V, Phase 3 Power |
| FRONTAGE | 50" on Atlantic Blvd |
| CEILING HEIGHT | 15' Clearance |
| GROUND LEVEL DOOR | 1 - 12 x 10 roll up 1 - 14 x 15 drive in |
| HIGHWAY ACCESS | 105 and 710 Fwy |
| PARKING | +/- 8 spaces |



AERIAL OVERVIEW





City of
LYNWOOD
California

PROPERTY HIGHLIGHTS



14 x 15 Ground Level Drive in front Door



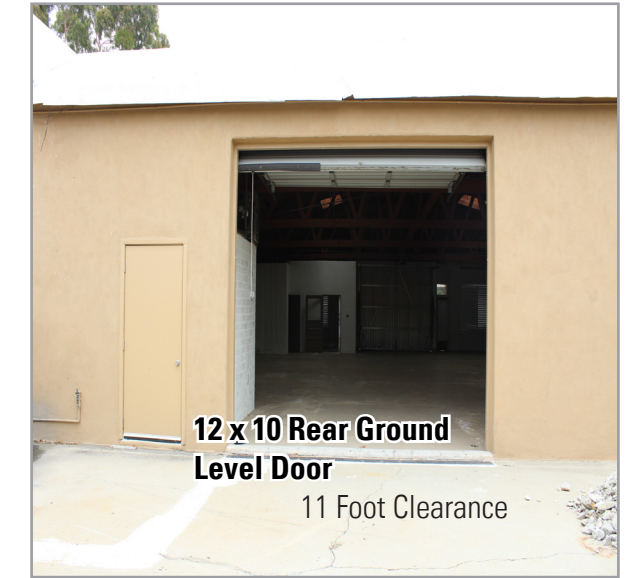
PROPERTY HIGHLIGHTS



Small Office Space



Bow Truss Ceiling



12 x 10 Rear Ground Level Door
11 Foot Clearance

Secured Parking in rear of building





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