

GARDENA FREESTANDING INDUSTRIAL PROPERTY W/ FOUR (4) UNIT RESIDENTIAL COMPONENT FOR SALE

\$2,400,000.00

10,381* +/- SQ. FT. OF INDUSTRIAL BUILDINGS ON 19,201* +/- SQ. FT. OF LAND
(8,630* +/- SQ. FT. INDUSTRIAL BLDG. & 1,751* +/- SQ. FT. 4 UNIT APT. BLDG.)



**Offices Recently
Remodeled!!!**

**Multi-Family
Residential
Component!!!**



1335 & 1339 W. 134TH STREET, GARDENA, CA 90247

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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Benjamin L. Paley

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DRE: 02074047

*** Buyer to Verify**

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

**GARDENA FREE STANDING
INDUSTRIAL BUILDING
W/ FOUR (4) UNIT APARTMENT COMPLEX
FOR SALE**

- LOCATION:** 1335 & 1339 W. 134th Street
Gardena, Ca 90247
(Just East of Normandie Avenue)
- TENANCY:** See attached rent roll
- BLDG. & LOT SIZE:** 10,381* +/- sq. ft. of building
19,201* +/- sq. ft. of land
(Approximately 8,630 +/- sq. ft. of Freestanding
Industrial Building and approximately 1,751 +/- sq. ft. 4
Unit Apartment Building)
- A.P.N. #:** 6115-003-043
- PRICE:** \$2,400,000.00 (Cash, cash to a new loan)
- ZONING/YEAR BUILT:** GA-M1* - 1969*
- PARKING:** Twenty-One (21)* parking spots onsite in front & rear lots
in addition to ample street parking available
- SIGNAGE:** Excellent Signage & Visibility
- COMMENTS:** *3 Offices, 2 Bathrooms (1 Office/1 Warehouse),
Conference room & Waiting area. Recently remodeled!!!
*12 Foot Clearance
600 amp, 3 phase, 240V power
*2 Loading doors, One Dock high (10x10) & 1 Ground
level (10 x 12)
*Apartment features 4 Studio units with stable tenancies

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1335 & 1339 W. 134th Street, Gardena, Ca 90247

<u>Unit #</u>	<u>Tenant</u>	<u>SqFt</u>	<u>Rent</u>	<u>Rent PSF</u>	<u>Term</u>
1335	Printer	8,630'***	\$10,750.00	\$1.25	10/31/2026*
1339 #1	Drew	437.75'***	\$940.00	n/a	mo-mo
1339 #2	Gonzales	437.75'***	\$890.00	n/a	mo-mo
1339 #3	Garcia	437.75'***	\$890.00	n/a	mo-mo
1339 #4	Colon	<u>437.75'***</u> 10,381'***	<u>\$890.00</u> \$14,360.00	n/a	mo-mo

\$14,360.00 monthly
\$172,320.00 annually

Expenses:

Taxes @ \$2.4mil (1.3%)	\$31,200.00***
Insurance	\$9,571.00***
Water	<u>\$2,271.00***</u>
	\$43,042.00

Apartment Valuation:

\$43,320 annual income
\$9,202 annual expenses @17% of taxes & insurance & 100% of water
\$34,118 annual net income @ 6% cap rate

\$568,500.00	Apartment Value
<u>\$1,831,500.00</u>	Industrial Building Valuation \$212.00 per square foot
\$2,400,000.00	Property Valuation

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* No options

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*** Water is for Apts only. Taxes & Insurance are for entire property.

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6115 3

SCALE 1" = 100'

2002

132ND

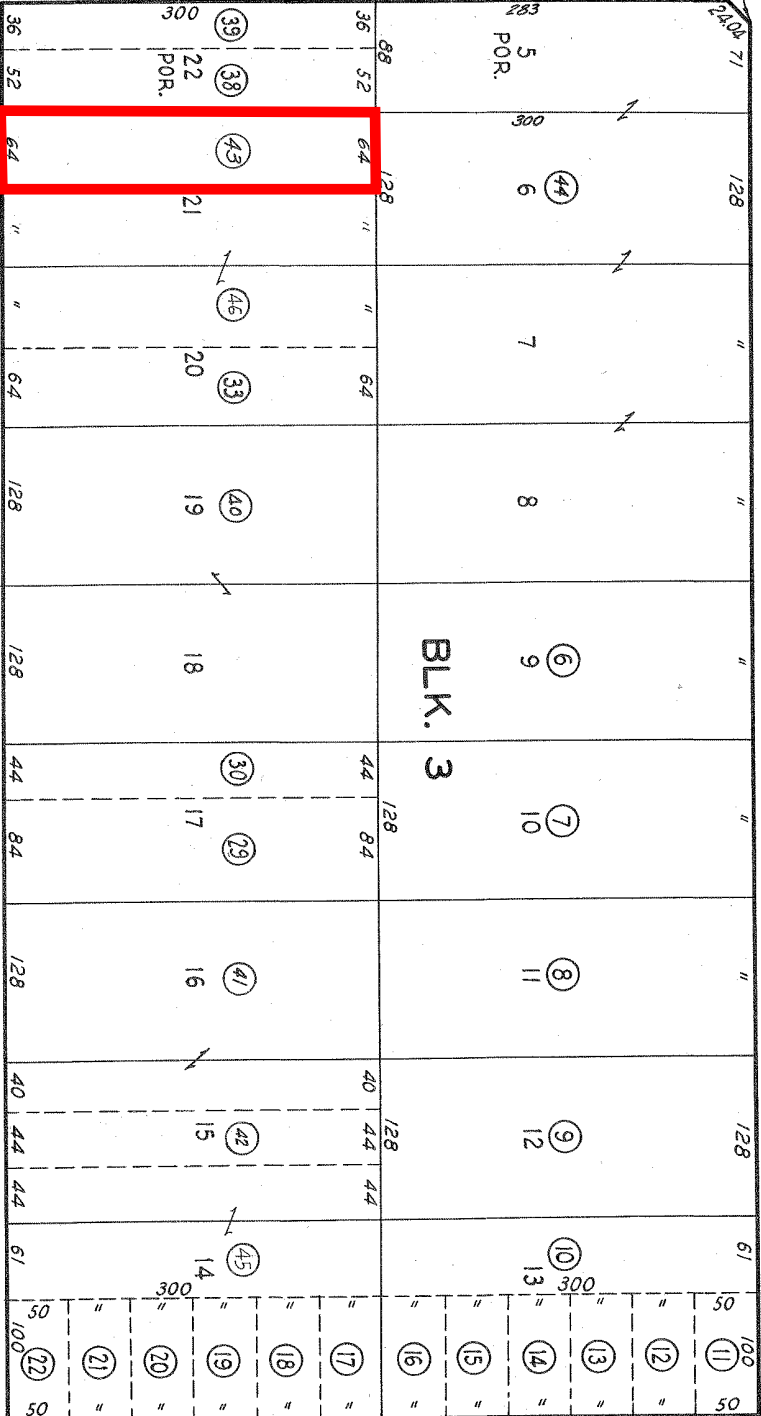
ST. 8

Revised:
6-7-57
4-16-60
4-19-60
7-22-60
68/1127
LP0905521
7/20/18
710308
741024
200201010002001-14



NORMANDIE

AVE.



134TH

ST. 8

BUDLONG

AVE.

133RD

CODE
574

FOR PREV. ASSWMT. SEE: 1907-3

PANAMA ACRES

M.B. 15-138-139

SITE

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

1335 & 1339 W. 134th Street, Gardena, CA 90247
APN: 6115-003-043