

PRIME SIGNALIZED COMMERCIAL CORNER FOR SALE

**2,000* +/- Sq. Ft. OF BUILDINGS ON 6,804* +/- Sq. Ft. OF LAND
OFFERED @ \$499,000.00**



**15338 ERIEL AVENUE/15343 CRENSHAW BLVD.
GARDENA (L.A. COUNTY), CA 90249**

FOR MORE INFORMATION CONTACT:

RICHARD L. PALEY

818/343-3000

*Buyer to Verify

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

15338 ERIEL AVENUE/15343 CRENSHAW BLVD. INFORMATION SHEET

LOCATION:	Located just North of the 405 Freeway on the prime corner of Crenshaw Blvd. and 154 th Street
SIZE:	Two (2) buildings consisting of approximately 2,000 +/- square feet. Land is approximately 6,804 +/- square feet that goes street to street from Crenshaw Blvd. to Eriel Avenue.
PARCEL # & ZONING:	4070-001-024/LC-C2*
TENANCY:	This property has two tenants: 15330 Eriel Avenue – House – Mo to Mo tenancy @ \$950.00 per month. 15343 Crenshaw Blvd. – Bike Shop – Mo to Mo tenancy @ \$750.00 per month Sign: \$800.00 annual income
SALES PRICE:	\$499,000.00
TERMS:	Cash, cash to a new loan or terms acceptable to Seller
COMMENTS:	This prime commercial property lies on busy corner on prime Crenshaw Blvd. The property can either be upgraded and re-rented @ higher rents or be developed for a new commercial use.

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