

Office/Medical Building for Sale

2207-2211 Torrance Boulevard

Torrance, California 90501

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



* WHY RENT WHEN YOU CAN OWN*

- ❖ Total Building SF: 5,266
- ❖ Lot Size: 11,199 SF
- ❖ Number of Floors: 1
- ❖ Number of Suites: 3 (1 Suite Occupied Mo/Mo)
- ❖ Restrooms: Located in each suite
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Construction Type: Wood Frame & Stucco with Brick Accents
- ❖ Parking Spaces: 16 Including Covered
- ❖ Year Built: 1954
- ❖ Zoning: TODC-CTR
- ❖ APN#: 7354-016-010
- ❖ OWNER/USER/INVESTOR OPPORTUNITY
- ❖ SINGLE STORY
- ❖ 3:1 CAR PARKING
- ❖ PROXIMITY TO NUMEROUS AMENITIES
- ❖ EXCELLENT VISIBILITY/SIGNAGE
- ❖ SALE PRICE: \$1,395,490.00 (\$265.00 PSF)

In accordance with City of Torrance the property can be converted to 100% Medical since it's located in Downtown Project Area

*** LOCATED IN BUSINESS FRIENDLY TORRANCE * CAN BE DELIVERED VACANT AT CLOSE OF ESCROW *
* RARE TORRANCE OFFICE BUILDING FOR SALE***

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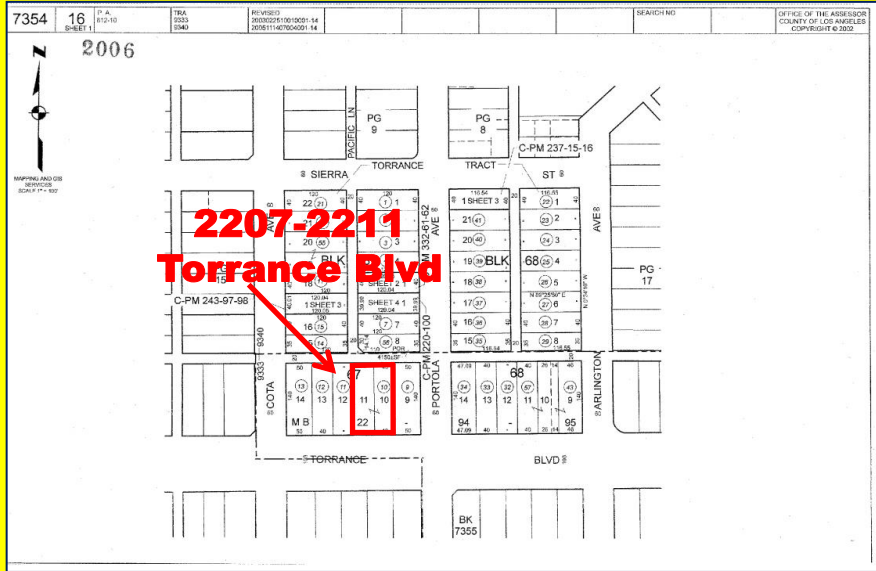


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