



Commercial For Sale | Retail | Strip Center

4620 South Central Avenue . Central Alameda , CA 90011

NOT IN MLS. Strip retail center Storefront 1,760 SF. For more information please contact listing agent Armin Soleimani Text or Call 310.666.2246 arminsoleimani@gmail.com

Listing Info

Listing ID: 1528
Off market

For Sale

Posted: 10/01/2018 11:00 am | On HOMEiZ: 2027 days | Updated: 9 months ago | Views: 3096

\$859,000

Location Map

Listing Presented by



Property Type

Property status	Off market
-----------------	------------

Property Price

Asking Price	\$859000
Last Sold Price	\$ N/A
Total Lot Size	4,001.00 Sq. Ft.
Total Building Size Sq. Ft.	1760
Commission Split %	Contact Listing Agent%
Cap Rate %	4.12%

Gross Annual Income	\$28800
Net Operating Income	\$35391
Gross Rent Multiplier	30.00
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$10738

Property Location & Description

Listing Headline	NOT IN MLS. Strip retail center Storefront 1,760 SF. For more information please contact listing agent Armin Soleimani Text or Call 310.666.2246 arminsoleimani@gmail.com
Property Description	Global Platinum Properties is proud to present this 2 unit, strip retail center. The units have been converted into 1 large unit. The said property consists of a 1,760 SF building that sits on a 4,002 SF lot [APN: 5107009029]. There are 5 surface parking, accessible from the rear alley. Both units are currently occupied by a Church. The Church has a 3-year lease, set to expire in October 2019. The offering has great exposure, with 40 feet of frontage along Central Ave. The property is visible from the corner of 47th and Central Ave.
Location Description	The subject shares the ingress/egress with 1117 E. 47th St., Los Angeles, CA 90011. This an SFR which is available for purchase. This SFR consists of 1,288 of improvements [room mix: 3beds/1bath] The said improvements sit on a 3,199 SF, LAC2 lot [APN: 5107009009]. The asking price is \$350,000 and offered "Off-Market". Not on the MLS. This is the perfect opportunity to marry both lots. Both lots are owned by separate owners.
APN / Parcel ID	5107-009-029

Zoning	C2
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1922
Overall Property Condition	Very good

Sewer

Type of Sewer	Sewer System (Public)
---------------	-----------------------

Parking

Parking type	On-street Off-street Assigned Parking
# of Covered Parkings	Parking Ratio -2.84/1,000 SF

Investment Overview

Type of use	Investor
-------------	----------

Neighborhood lifestyle

Lifestyle	Urban Core
-----------	------------

More information

MLS URL of this listing to link to your own site or brokerage site	https://globalplatinumla.com/
--	---

Disclaimer: Any information relating to a property referenced on HOMEiZ.com comes from the listing provider who wishes to post a listing on HOMEiZ.com. The accuracy of all information,

regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. HOMEiZ does not verify the property information submitted in HOMEiZ.com and cannot guarantee the accuracy of the information. No warranties or representations are made of any kind. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

Copyright © 2016 HOMEiZ A Media Group LLC. All rights reserved. TOLL FREE 1-818-857-8255