

Commercial For Sale | Retail | Strip Center

5112 East Imperial Highway . Lynwood , CA 90262

Off market. Not in MLS. Mixed-Use Retail | Excellent Location Actual 6% Cap Rate. For more information please contact Listing agent :Presented By: Julio C. Ruiz Bre#01911261 & Armin Soleimani Bre#02062910 Global Platinum Properties | www.globalplatinumla.com (310) 666-2246 | lapropertyhunter@gmail.com

Listing Info

Listing ID: 1875

Off market

For Sale

\$1,100,000

Listing Presented by

Posted: 07/12/2019 7:45 pm | On HOMEiZ: 1750 days | Updated: 3 years ago | Views: 2851

Location Map

Property Type

Property status	Off market
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Property Price

Asking Price	\$1100000
Last Sold Price	\$500005
Last Sold Date	12/10/2004

Total Lot Size	8,436.00 Sq. Ft.
Total Building Size Sq. Ft.	3738
Commission Split %	Contact listing agent%
Cap Rate %	6.0%
Gross Annual Income	\$86040
Net Operating Income	\$66000
Gross Rent Multiplier	13.00
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$13750

Property Location & Description

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Property Description	Global Platinum Properties is proud to present the opportunity to acquire an excellently located mixed-use property on a major commercial thoroughfare. The said offering consists of 4 storefront retail units with a 2bed/2bath home in the rear. The said improvements sit on an 8,436 SF, C3 lot just one plot east of the busy major signalized corner of Atlantic Blvd. and Imperial Highway. All units are currently occupied by long term tenants, 3 of the 4 tenants are currently on a month to month terms. The residential will be delivered vacant and offers an immediate upside in rents. There are 12 surface parking spaces easily accessible from the rear alley. The rear alley is accessible from 3 pints of egress. This is a great opportunity for an income investor looking strong cash flow, a developer looking for a project in a dense Los Angeles County Market or owner occupant looking for an excellent location with a big lot.
Location Description	Excellent Location!!! The offering sits just one lot South West of the busy intersection of Imperial Highway and Atlantic Blvd. It has excellent visibility and high traffic counts. Tenants that share this intersection include, Panda Express, McDonalds, Taco Bell, Churchs Chicken, Davita Medical Center, Starbucks, 7-11 and more! Just a quarter of a Mile from the 710 freeways. Lynwood is a strong La County sub-market, just minutes to Downtown Los Angeles, Long Beach. LAX, Orange County and more. The area offers a strong demographics data, this is a must see.
APN / Parcel ID	6194-004-016
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1931
Highlights	Mixed-Use/Retail and residential property.
	Great investment property.
	High traffic location in the heart of the Spanish market area with surrounding retail synergy.

	Free parking in the rear.
	Excellent Location
	Big upside

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	On-street Assigned Parking Other
# of Covered Parkings	12

Investment Overview

Type of use	Investor
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Neighborhood lifestyle

Lifestyle	Urban Pioneer
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More information

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