

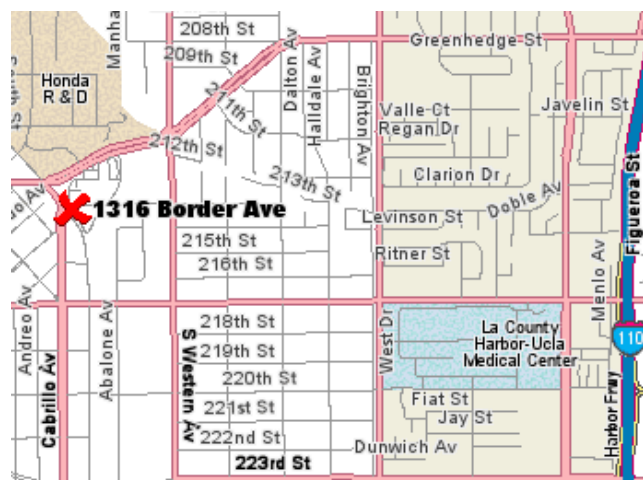
IDEAL OWNER-USER BUILDING FOR SALE

1316 Border Avenue • Torrance • California • 90501

\$831,500.00



- Free-standing, single story building $\pm 4,240$ square feet
- 2 parcels totaling $\pm 11,247$ square feet [7322-029-035/36]
- 4/1000 parking
- Alley access
- Front and rear entrances and signage
- Roof-top signage
- Downtown Redevelopment Project – Transitional Sector
- Permitted uses include commercial, retail and light industrial
- Nestled between Torrance Blvd., Western Ave., Cabrillo Ave. and Carson St.
- Easily accessed from several main Torrance corridors, the 405 and 101 freeways
- Numerous commercial amenities and services in immediate proximity
- Possible SBA financing
- Commercial rebate program available for qualifying projects
- Submit – owner will consider all offers



SH

Commercial Real Estate/Special Use Properties

Sue Horowitz - Broker - DRE # 00958754

(818) 422-5432 cell shorowitz@shcommercialrealestate.com

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions of principals.