

Automotive property, retail and Resi

Portfolio of 2 Properties for Sale



Presented By:
Coldwell Banker Realty



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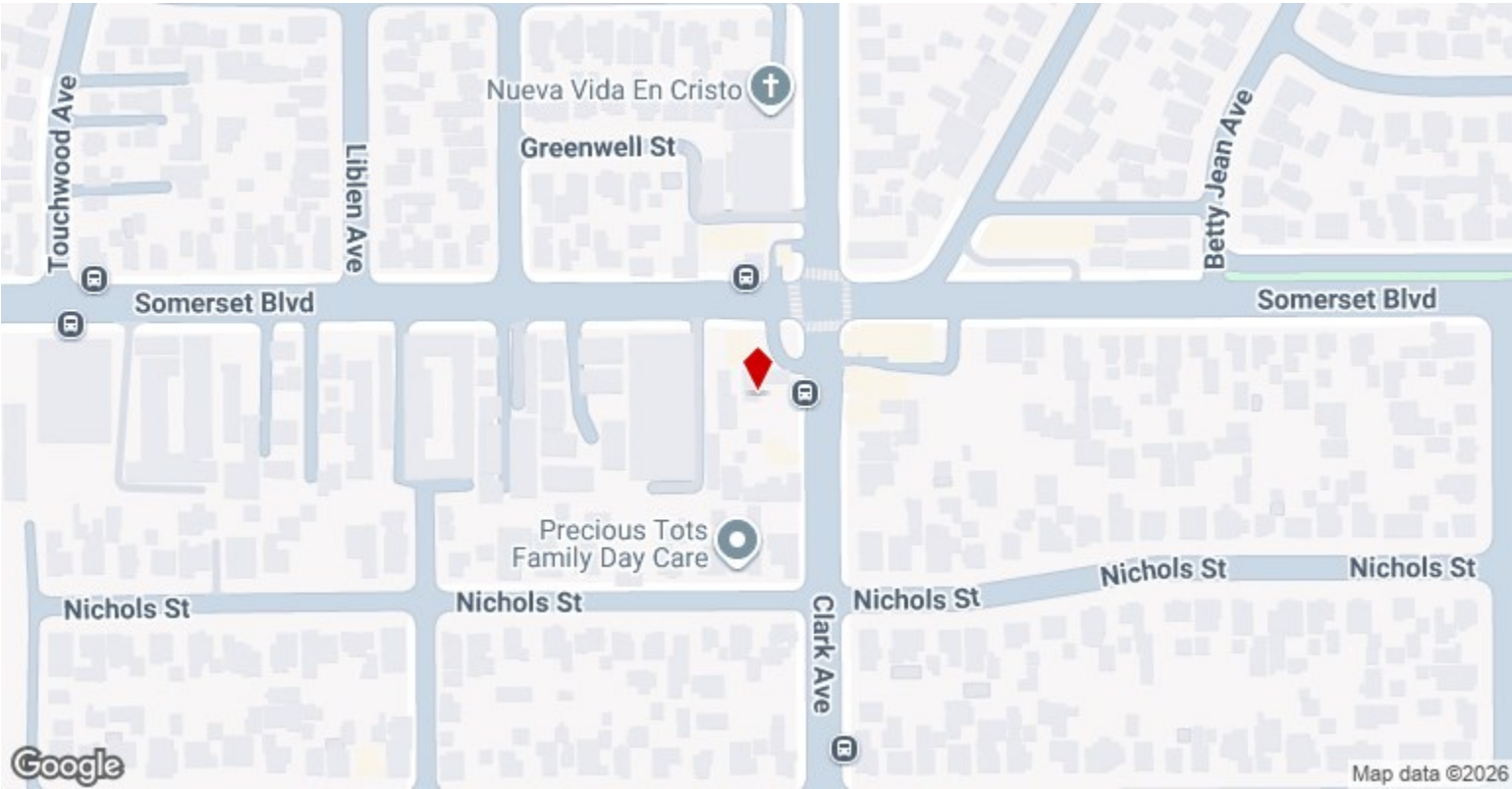
Portfolio Properties

	Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
	15111 Clark Ave, Bellflower, CA	Retail	1,170		
	15121 Clark Ave, Bellflower, CA	Office	1,442		

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Location



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Property Photos



15111 Clark Ave



15121 Clark Ave

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Rare Commercial & Residential Portfolio Opportunity: Coldwell Banker Realty is pleased to present the exclusive opportunity to acquire a versatile multi-asset portfolio located at 15111 & 15113 Clark Ave, Bellflower, CA 90706. Positioned on a massive, combined lot footprint within the flexible BFCG* Commercial General zone, this unique offering features a freestanding \$1,170 SF turn-key automotive repair facility equipped with 7 operational hoists and a massive fully gated 25-space staging yard, alongside an adjacent street-front retail space and a residential house. Located just south of the 91 Freeway with seamless regional access, this package presents an unparalleled layout for a savvy investor looking to cash-flow multiple distinct tenant profiles, or an owner-user looking to expand a high-capacity business while capturing residential rental offsets.

- Automotive Property
- Retail
- Residential

Price:	\$2,850,000
Price / SF:	\$1,091 / SF
Cap Rate:	3.16%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	2
Total Building Size:	2,612 SF



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