



200 N. BROAD AVE.

WILMINGTON, CA 90744

MIXED USE PROPERTY FOR SALE | LIVE | WORK | PLAY



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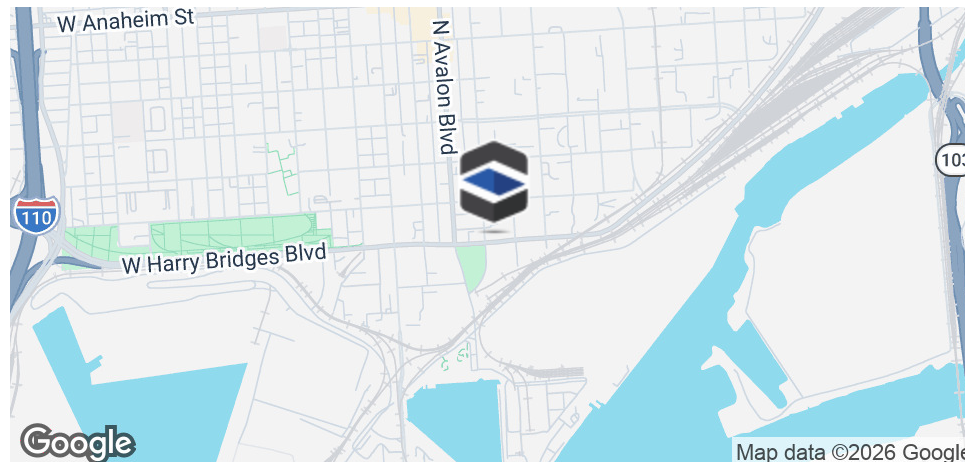
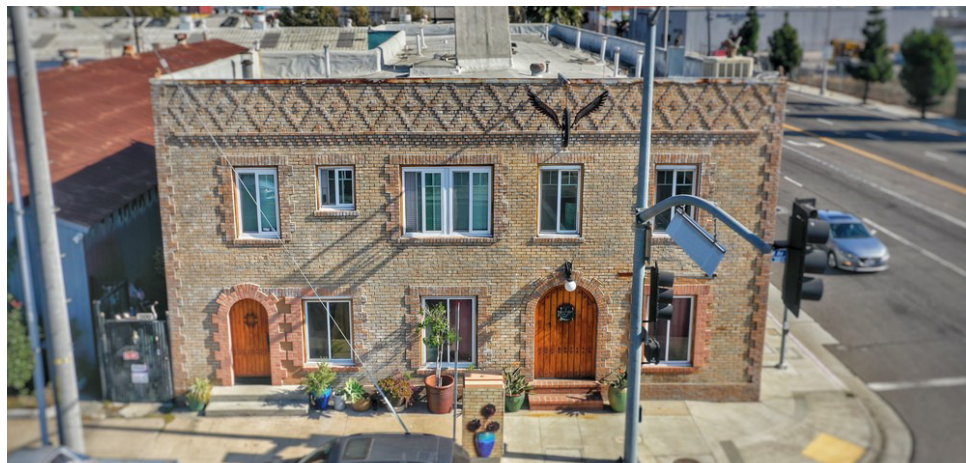
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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALESTATE.COM



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OFFERING SUMMARY

Sale Price:	\$2,495,000
Price / SF:	\$299.91
Building Size:	8,319 SF
Lot Size:	8,022 SF (per L.A. County Assessor)
Zoning:	L.A. M-2 (Harbor LA Community Pl.)
Power:	400 AMPS 480V 3 Wire (Buyer to Verify)
Ground Level Door:	20' x 15' (Double Wide)
Clear Heights:	10' to 20'

PROPERTY OVERVIEW

Mixed use property with Live/Work flexibility is located in the Wilmington Industrial Market and in the path of progress. Situated across the street from the proposed Wilmington Waterfront Development and conveniently located between San Pedro and Long Beach.

IMPROVEMENTS TOTAL | APPROXIMATE MEASUREMENTS

- 2nd Level Owner Occupied Apt Unit 2,200 SF +/-
- 2nd Level Tenant Occupied Apt Unit 800 SF +/-
- 2nd Level Shop Mezzanine 456 SF +/-
- Ground Level Shop, Gym + Restroom 2,840 SF +/-
- Ground Level Unit (Restaurant/Flex) 1,600 SF +/-
- Misc. 2nd. Floor Deck 255 SF +/-
- Basement 100 SF +/-
- *Buyer to confirm all square footages
- *Contact Broker for Rental Income for ground floor unit and 2nd floor apartment.

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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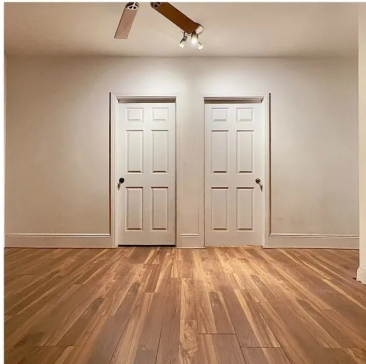
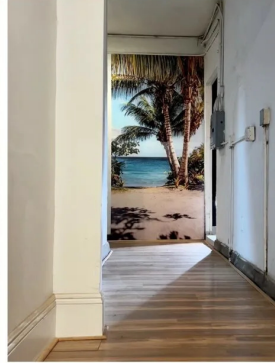
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Photos are both current and historical.



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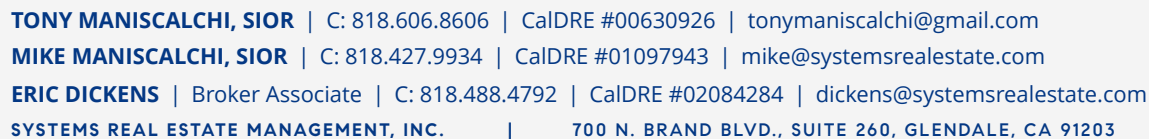
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