

For Sale

Two Tenant Auto Center

400-420 East Whittier Blvd, La Habra, CA 90631

South East Corner of Cypress St. & Whittier Blvd

SALE PRICE: \$2,900,000 (\$601.66 per square foot)

CAP: 5.42%

DESCRIPTION: Two Commercial automotive repair shops containing approximately a total of 4,820 square feet on a lot size of approximately 22,651 square feet (0.52 Acres). The 400 building contains 4 bays with rollup doors, office and restroom. The 420 building contains 5 bays with rollup doors, office and restroom. Built in 1979. The Perfect Auto Building has roll up doors on each side of the building creating drive through access.

PROPERTY LOCATION:

The subject property is situated at 400-420 E. Whittier Boulevard on the south east point signalized corner of Cypress Street and Whittier Boulevard in the City of La Habra. The property is surrounded by other Commercial/Retail, Apartments and residential properties. Property includes ample parking and monument signage on Whittier Blvd. Surrounding tenants :7-Eleven, Little Caesars Pizza, Chinatown Express, Subway, Banc of California, La Habra 300 Bowl, Marie Callender's and several other regional and national tenant

APN: 022-391-24

ZONING : C-2 Commercial Use

FINANCING: Cash or Cash to New Financing

CONSTRUCTION: Reinforced Concrete

HIGHLIGHTS

- 400 is currently Purrfect Auto Service in 2,020 square feet
- 420 is currently JL Motorworks BMW & Mini Cooper specialists in 2,800 square feet
- Well maintained and easy to manage
- 23 Parking Spaces
- Abundant Street Frontage with monument sign
- Located on High Traffic Signalized Corner location

