5973

23902 Narbonne Ave, Lomita 90717 **121 - Lomita**

STATUS: **Active** Listing ID: **SB19123262** Parcel #: **7374007057** LIST PRICE: **$1,800,000**
LIST CONTRACT DATE: **05/25/19** PROP TYPE: **Commercial Sale** PROP SUB TYPE: **Retail**

SQFT(SRC): **2,310**
SQFT LOT: **16,127**
ACRES: **0.370**
BUSINESS NAME:
BUSINESS TYPE: **Restaurant**
YEAR ESTABLISHED:
YEAR BUILT: **1980**
SLC: **Standard**
LEVELS: **1**
CURRENT USE: **Commercial**
ACTUAL RENT:
RENT MIN - MAX $/SF/YR:
NUMBER OF UNITS:
ENTRY LEVEL:
BUILDING STATUS: **Existing**
OCCUPANCY: **Occupied**
BUILDING $/PER SQFT: **$779.22**
LAND $/PER SQFT:
DAYS ON MARKET: **3**
COUNTY: **Los Angeles**
PARCEL MASTER:
INVEST?: A/C?:**Yes**
FENCE?: HEAT?:**Yes**

Recent: **05/27/2019 : NEW**

DESCRIPTION

Business and Property for sale. Check with city for usage or change. Best known family Mexican Restaurant in area. Over 40 Years in business and now want to retired. Well known, Well established, Well kept and operated. Great sales, income, staff and wonderful customers. Served three generations and Proud to be member of community for last 40 years. Great location by downtown Lomita, Near Lomita City Hall, On border City of Torrance. Great Sale, Income, equipment and plenty of parking. Excellent potential for more energetic and experienced operator to take it to next level. Easy access, easy parking, front and back entrance, his and her bathroom, and Beer and Wine license.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING: **Central**
LAUNDRY: **See Remarks**
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:

OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: **0-1 Unit/Acre**

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES:
WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND $/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:

CARPORT:
PARKING RATIO:

LAND

COMMON INTEREST: **None**
LAND USE: **Office, Retail**
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: **7374007057**

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:
WATERFRONT:

ADDITIONAL PARCEL(s): **No**

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS: **1031 Exchange, Cash, Cash to New Loan**
EXISTING LEASE TYPE:
INCLUSIONS:
EXCLUSIONS:

ASSIGNABLE:
FINANCING:
CLOSE DATE:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

# of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE: **Actual**
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL $:

TAX YEAR:

AGENT

LISTING AGENT: **Mansour Bigdeli**
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: **01328403**
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: **SBIGDGHO**
CO-LISTING AGENT MLS ID:

CONTACT

1.LA DIRECT: **310-793-3377**
4.LA FAX: **310-370-7265**

2.LA CELL: **310-283-4007**
5.LA VOICEMAIL:

3.LA PAGER:
6.LA EMAIL: **mansour_bigdeli@yahoo.com**
OFFERS EMAIL: **mansour_bigdeli@yahoo.com**

OFFICE

LISTING OFFICE: **Century 21 Union Realty**
LISTING OFFICE PHONE: **310-371-6330**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **00527439**
LISTING OFFICE FAX: **310-370-7265**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **S4331**
CO-LISTING OFFICE MLS ID:

MLS

BAC: **2.5%**
LISTING CONTRACT DATE: **05/25/19**
ON MARKET DATE: **05/25/19**
BAC REMARKS:

DUAL/VARI COMP?: **No**
EXPIRATION DATE:
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **05/27/19**
LIST AGRMT: **Exclusive Right To Sell**

PRIVATE REMARKS: **Sellers choice of services. Buyer should verify all info, advertising, permits, licenses, condition, Sq Ft, parking spaces and verify all with accountant, city, county.P & L, Income, Sales and Expenses statements would be provided only to verified, qualified buyers. Sellers are willing to sell the property with bussiness too.**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Sellers' choice of all services, Buyer & buyer agent should verify all info, SF, zoning, usage and condition.Sellers may choose to perform 1031 Exchange at no cost or condition to buyers. Business financial would be available to qualified buyer and under confidential agreement.**
DIRECTIONS: **North of Lomita Blvd and south of 235th Street.**

PHOTOS

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.