

1125 CHERRY AVE.



FOR SALE OR LEASE 3,641 SF MEDICAL OFFICE SPACE



1125 Cherry Avenue Long Beach, CA 90813

Asking Price:	\$750,000 (\$205.99/SF)
Lease Rate/SF:	\$1.50/PSF + NNN (est. \$0.22/SF)
Available SF:	3,641
Lot Size SF:	6,524
Zoning:	LBR2N
Parking Ratio:	1.07:1000 (5 Spaces)
APN:	7261-031-013
Year Built:	1960
Year Renovated:	1963

Additional Features:

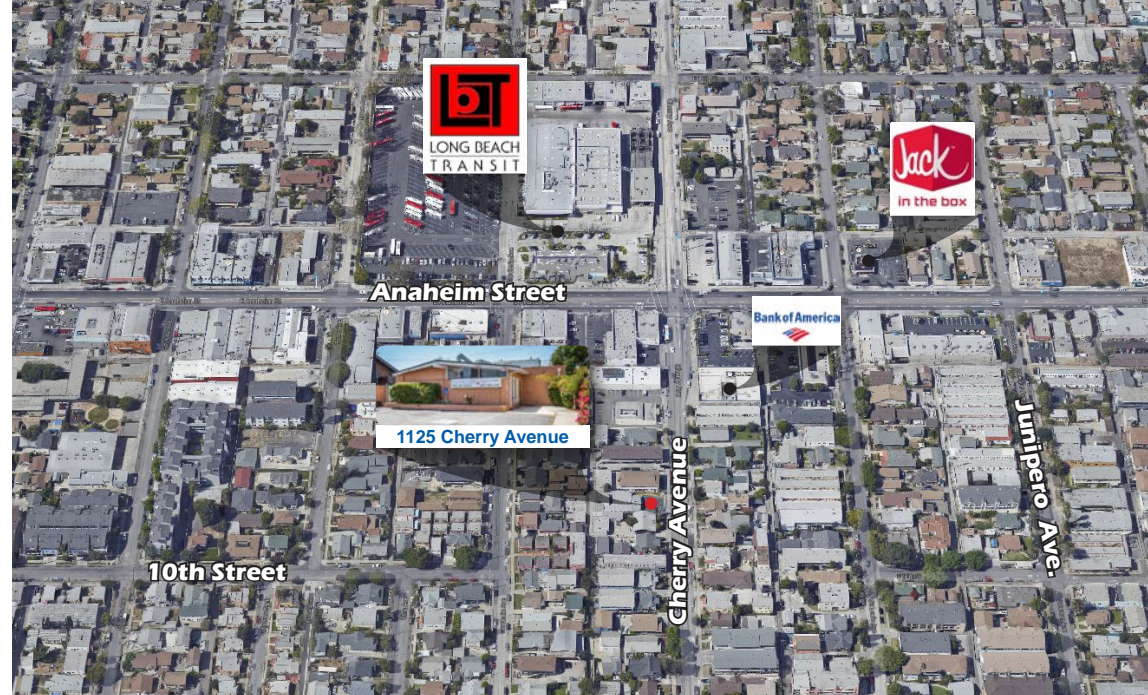
- Grandfathered parking rights for medical use
- Furniture and medical equipment negotiable
- 22 Exam/Offices
- Central AC
- Lots of natural light

The property is situated on the east side of Downtown Long Beach in an area referred to as Cambodia Town, located between East 10th Street and East Anaheim Street on Cherry Avenue.

The property has an approximately 3,641 SF building placed in an approximately 6,524 SF lot and was previously used as and Urgent Care Facility dba Centinela Medical Center of Long Beach, with 5 on-site parking spaces located in the front of the building and a residential neighborhood surrounding the property. Building includes 20 perimeter exam/offices, 2 interior exam room, kitchenette, reception area, large waiting room, 11 sinks, 3 restroom. Property was left furnished by previous tenant. Furniture and medical equipment are negotiable.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Corporate BRE# 01330395.

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BRE# 01967875

Patrick Michel

Associate

Mobile: (323) 594-0284

BRE# 01924800

As of 7/25/17



Waiting Room



Back office



Kitchenette

INTERIOR PHOTOS

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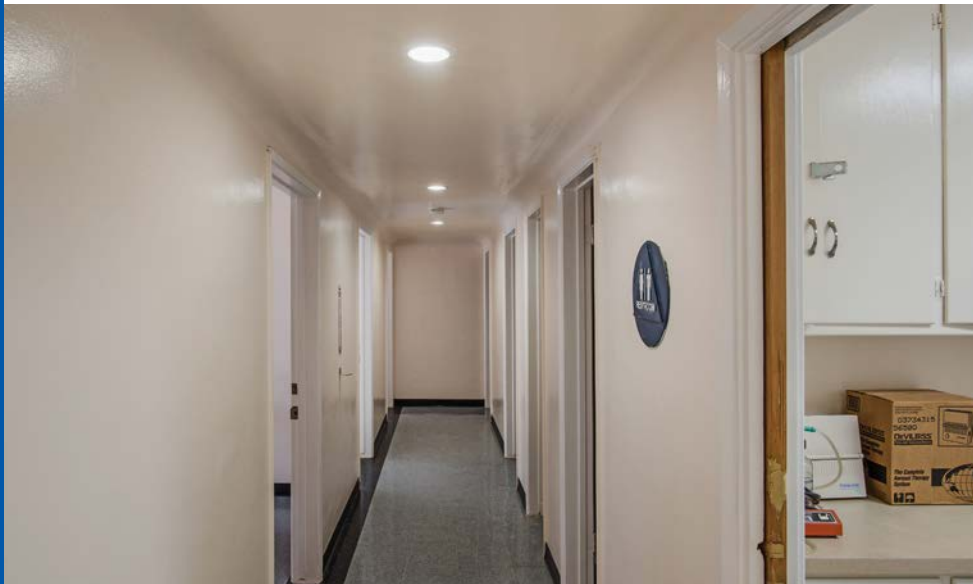
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BLAIR WESTMAC

As of 7/25/17



Reception

INTERIOR PHOTOS (CONT.)

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Parking Lot



Front Entrance

EXTERIOR PHOTOS

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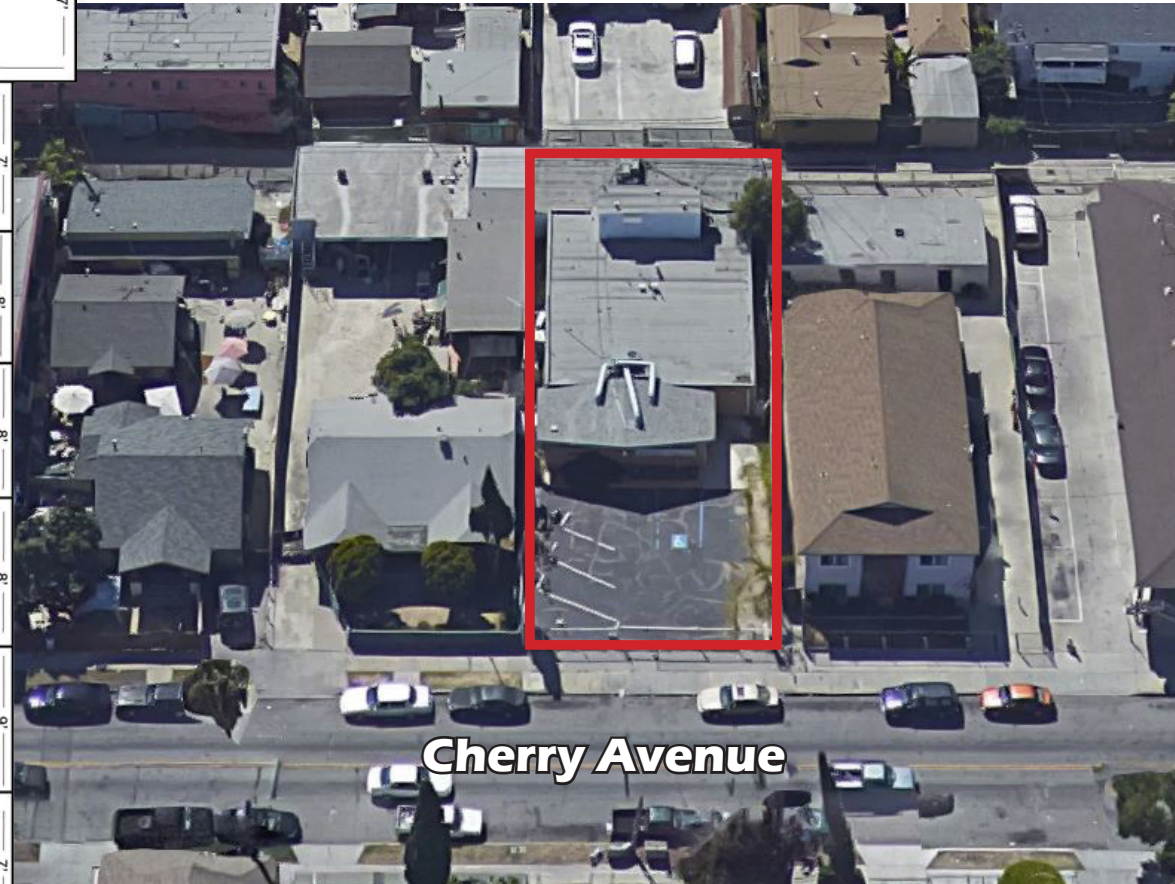
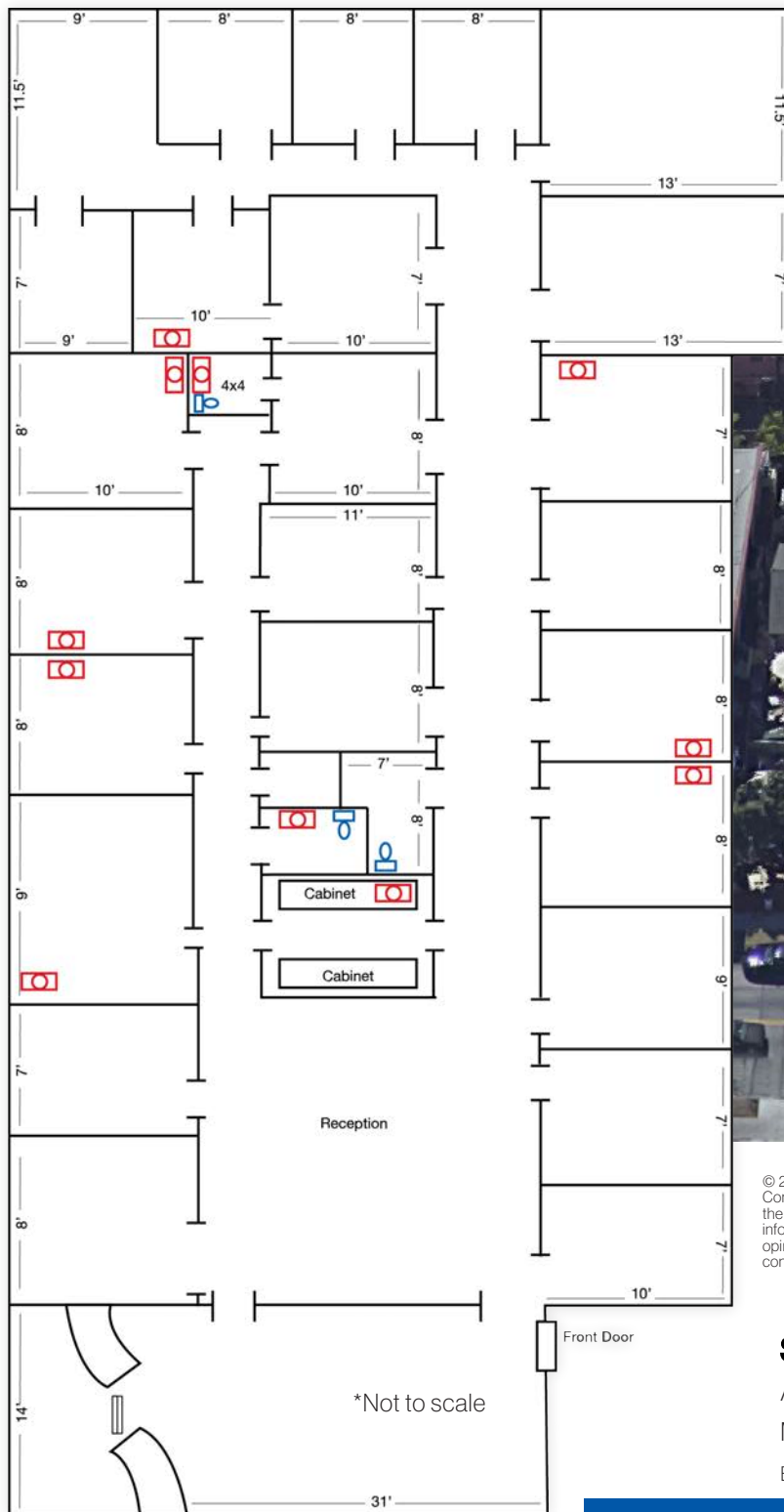
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1125 Cherry Ave. Floor Plan & Aerial Perspective



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