

# 292 N. WILSHIRE AVENUE

Anaheim, California 92801

★ **FOR SALE: ±3,991 SQUARE FOOT OFFICE BUILDING**



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **PROPERTY GROUP**  
MAXIMIZING PROPERTY VALUES™

*Exclusively Listed by:*

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## OFFERING OVERVIEW

292 N. Wilshire Avenue is an office property located in the City of Anaheim, Orange County, California. The property consists of a 15,849 square foot site that is improved with an office building totaling 3,991 square feet of gross building area. The building was constructed in 1961 and is of wood frame construction. The façade is improved with painted stucco and stone veneers.

The building is currently divided into 4 small units, but they could be combined to form larger suites. The property is currently vacant and would be a great opportunity for an owner user. Main entrances into the units are found along the covered walkway that wraps around a courtyard. The courtyard is currently dirt but could be nicely landscaped. A separate building at the center of the courtyard houses two common restrooms. The units are similarly improved on the interior with carpet floors, painted drywall partitions, acoustical tile ceilings, and strip florescent light fixtures. Clearance height is about 8 feet.

## ZONING DESCRIPTION

Primary Zoning	C-G - Commercial General Zone
Permitted Uses	Retail, offices, medical offices, personal services, restaurants, animal grooming, dance studios, financial services, markets, repair services, etc...
Change in Zoning Likely	Not Likely
Minimum Lot Size	No Minimum
Yard / Setbacks	10' if abutting local street, 20' if abutting R Zone
Maximum Height	6-Stories & 75'
Maximum Floor Area Ratio	0.50:1 FAR
Parking	General Office: 4.0 Spaces per 1,000 SF of gross floor area
Legally Permitted	Yes
Conforming	Yes





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## BUILDING DESCRIPTION

<b>ADDRESS:</b>	292 N. Wilshire Avenue Anaheim, CA 92801
<b>ASSESSOR'S PARCEL NUMBER:</b>	255-011-03
<b>LOCATION:</b>	Anaheim, California
<b>YEAR BUILT:</b>	1961
<b>TOTAL BUILDING AREA:</b>	3,991 square feet
<b>PARKING:</b>	16 parking spaces
<b>ELEVATOR:</b>	N/A
<b>ZONE:</b>	CG-General Commercial
<b>ASKING PRICE:</b>	\$1,175,000 (\$294.41 PSF)

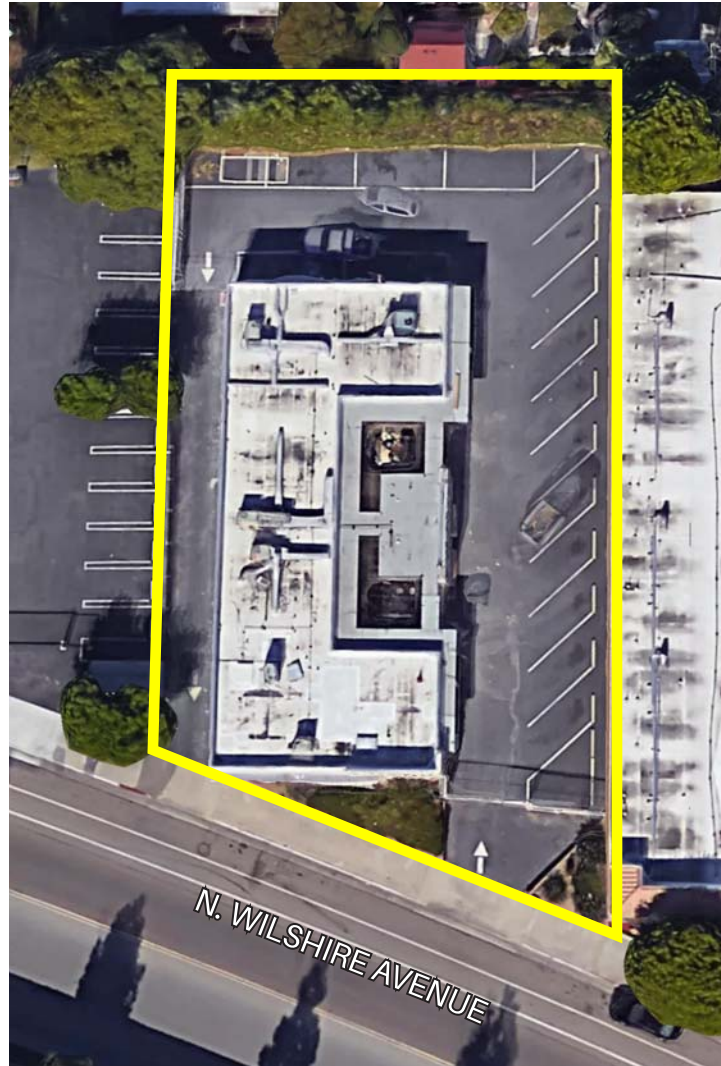
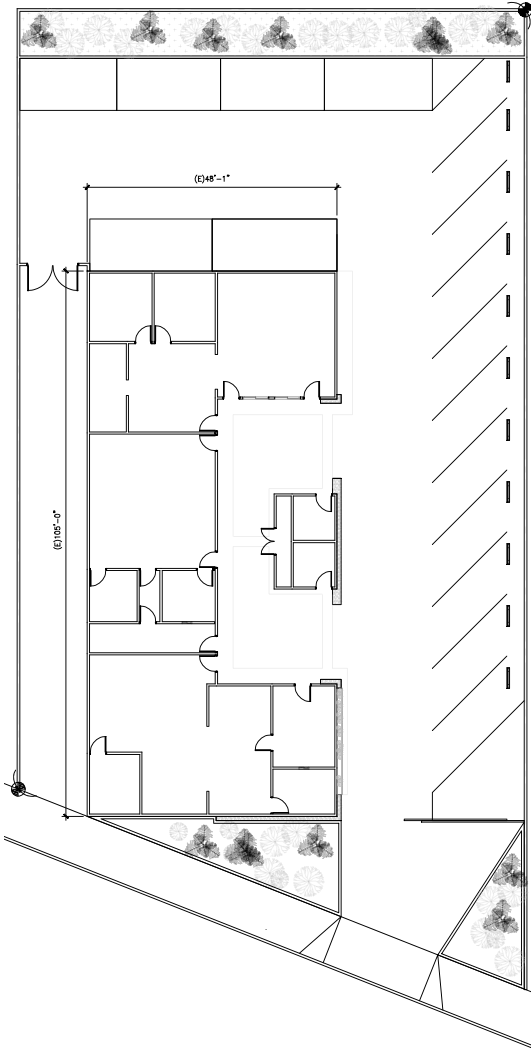


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FLOOR PLAN

AERIAL VIEW

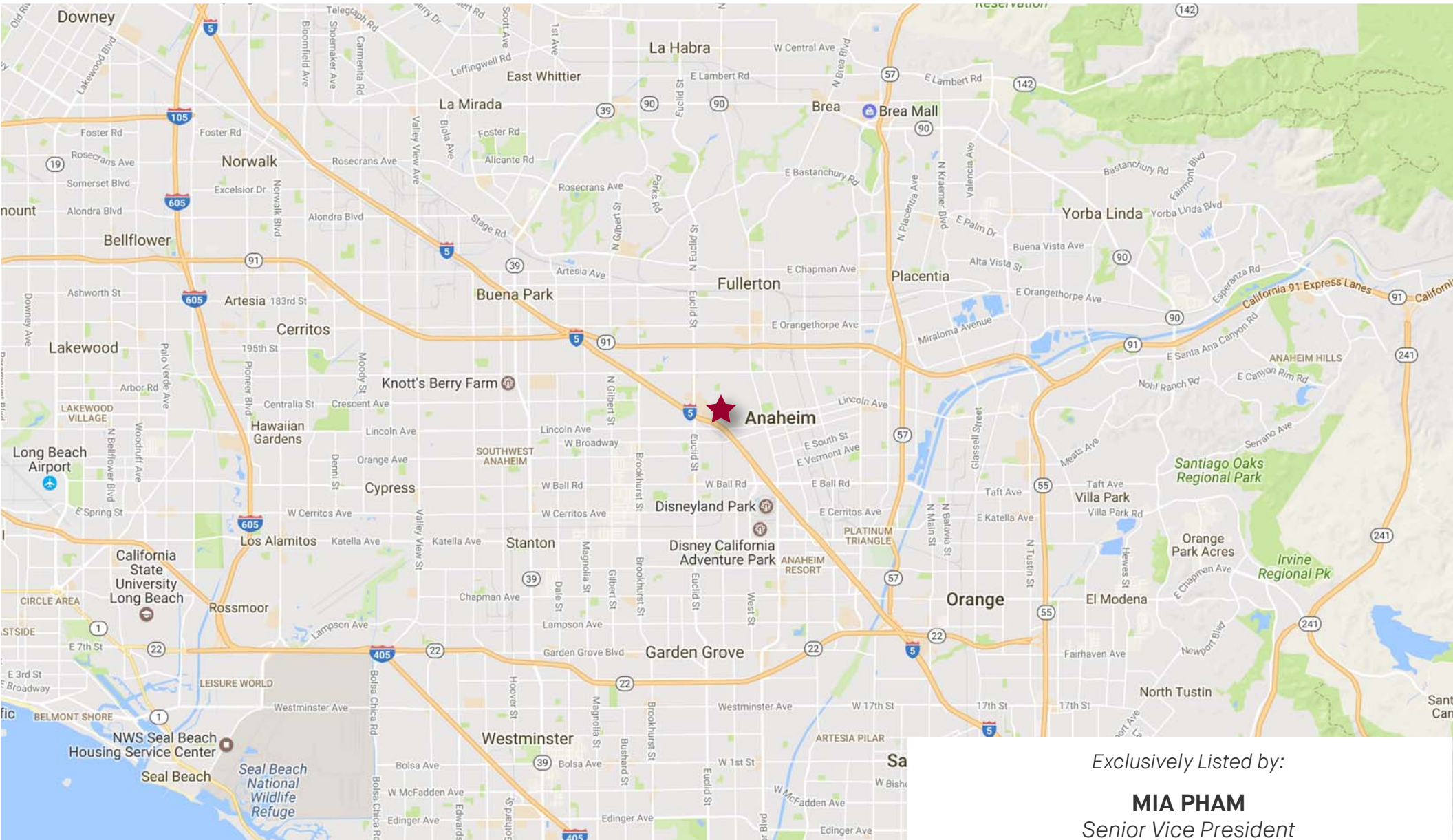




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LOCATOR MAP



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