

1703 N. AVALON BLVD. WILMINGTON, CA

FOR LEASE & SALE - OFFICE / MEDICAL BLDG.
 **COLDWELL
BANKER
COMMERCIAL**
BLAIR WESTMAC
(562) 495-6070
JOHN EDDY / PATRICK MICHEL
CBCBlair.com
Each Office is Independently Owned and Operated

FOR SALE AND LEASE
OFFICE / MEDICAL BUILDING WITH AMPLE PARKING



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1703

N. Avalon Blvd.
Wilmington, CA 90744

FOR SALE

Sale Price: \$1,125,000

Price PSF: \$525.00

FOR LEASE

Available: 2,146 SF

Rate: \$2.15 PSF MG

Building Size: 2,146 SF

Lot Size: 11,552 SF

Parking: 17 Spaces

Parking Ratio: 7.92/1000

Year Built: 1958

Zoning: LAC 1.5

Highlights:

- Ample Parking
- Perfect for Medical or Professional Office
- Building includes 3 exam rooms, 2 restrooms, doctor's office and reception area
- Street Corner Location

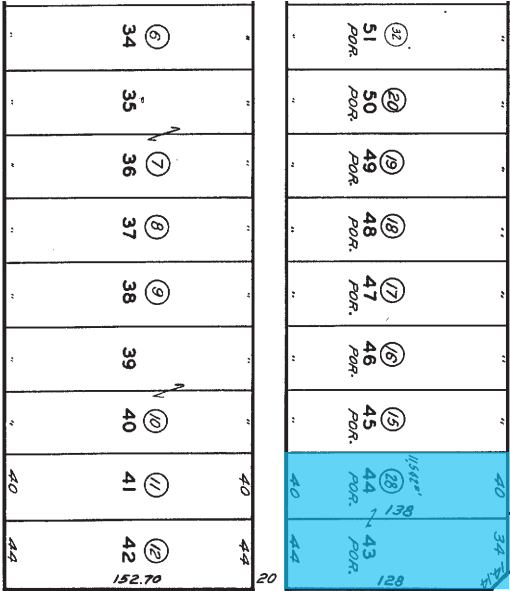


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Parcel Map and Floor Plan

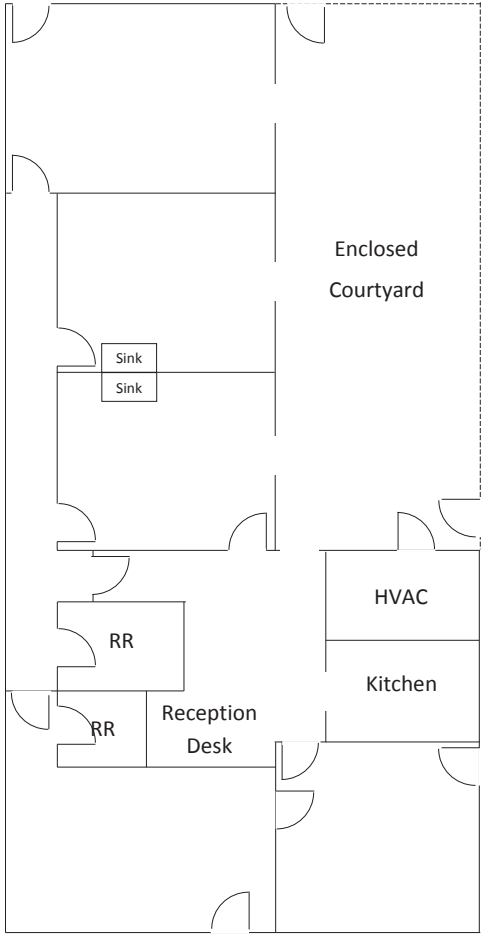


Lomita Boulevard



Avdlon Boulevard

R Street



*Not to Scale



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