

COMMERCIAL BUILDING



4545 E. 4th Street, Long Beach, CA 90814

5,880 sq. ft. of building situated on 18,607 sq. ft. of R-3-T zoned land

Hard to find free standing brick/concrete building built in 1967

Originally built for & currently used as a youth center

City recognizes parking at a 20/1000 ratio

**Other 20/1000 uses can include: meeting or banquet hall,
church or other public assembly area**

Zoning allows for supportive or transitional housing & many other uses

Striped for 8 car parking, plus an additional 5 along the side

**Only one block from the Colorado Lagoon for
lunch, leisurely walks or relaxation**

Additional/bonus 850± sq. ft. sprinklered basement area for storage

**Building is in need of refurbishment both inside & outside
and priced accordingly**

\$1,650,000

Exclusively represented by

PAUL P. LOCKER, CCIM, SIOR, PMC (DRE 01220314)

KRISTINE LOCKER, BROKER ASSOCIATE (DRE 02042057)

Brokers deem information to be reliable. Buyer to confirm all information as part of their purchase.

**FOR
SALE**



**LOCKER
REALTY CORP.**

818.956.8800

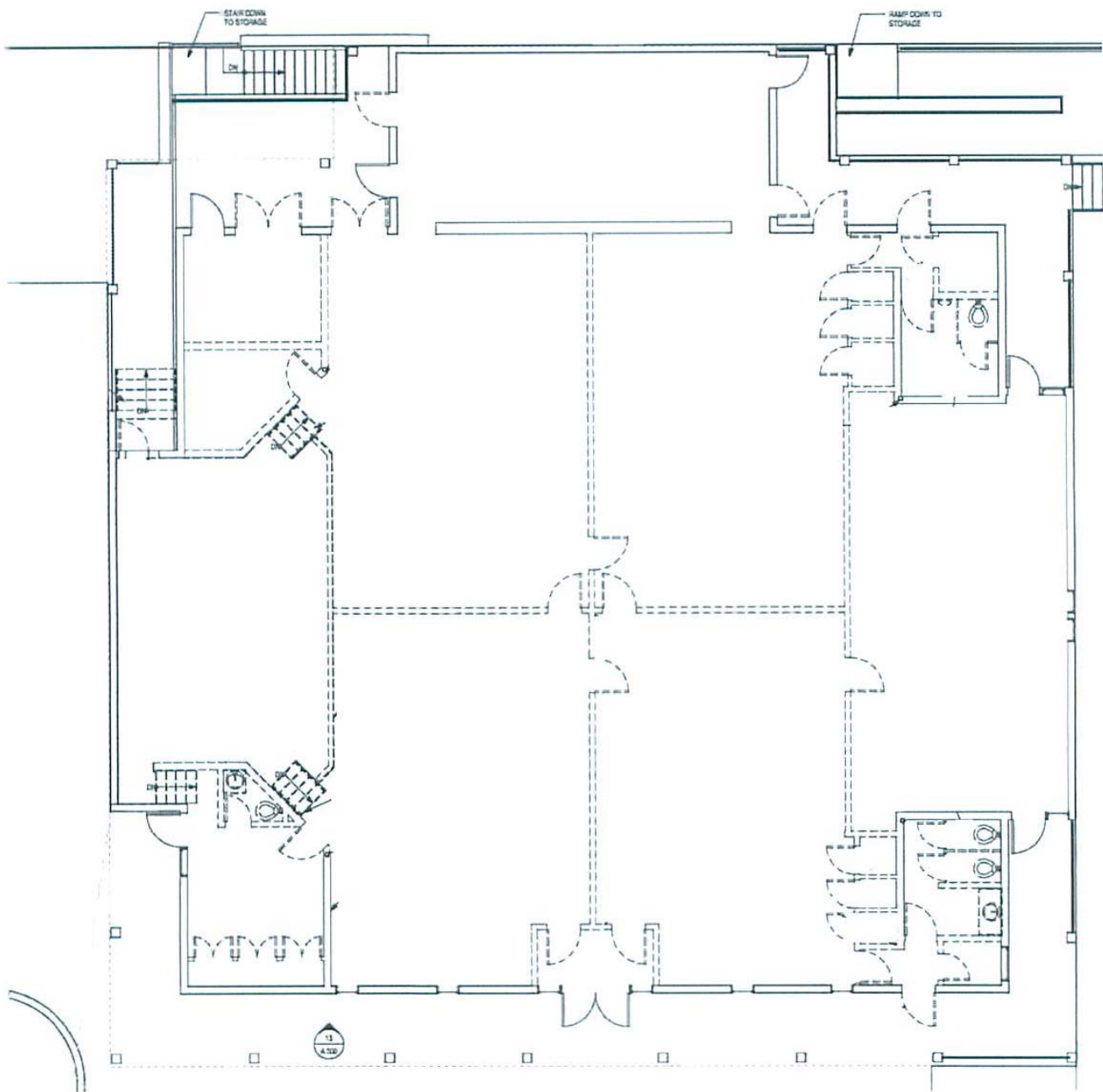
www.LockerRealtyCorp.com



PROPERTY MANAGEMENT CERTIFICATION

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENDALE BLVD., SUITE 200, GLENDALE, CA 91207-1736



Drawing may not be to scale and may not represent exact configuration

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