



WINDWATER  
REAL ESTATE

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**FOR SALE | \$4,595,000**

**4319/4333/4343/4345 FLORENCE AVE, BELL, CA 90201**

**FOUR (4) ADJACENT PROPERTIES | 0.96 TOTAL ACRES**

# HIGHLIGHTS



- Total land (0.96) acres
- 309 feet of street frontage
- Busy street with over 33,000 cars per day
- Flexible development opportunities
- Drive-thru possible
- Very walkable (walk score 81)
- Four (4) separate parcels
- C-3R Zoning
- Restaurant (4333 Florence Avenue) is vacant
- Other properties generate \$4,120 per month with month to month tenants
- 4333 Florence Ave. has +/- 41 parking stalls, potential to increase on adjacent parcels

# OVERVIEW

ADDRESS: 4319 Florence Ave, Bell, CA  
BUILDING SIZE: 1,089 square feet  
LEASE: Month to Month  
RENT: \$1,500

ADDRESS: 4333 Florence Ave, Bell, CA  
BUILDING SIZE: 4,333 square feet  
LEASE: Vacant

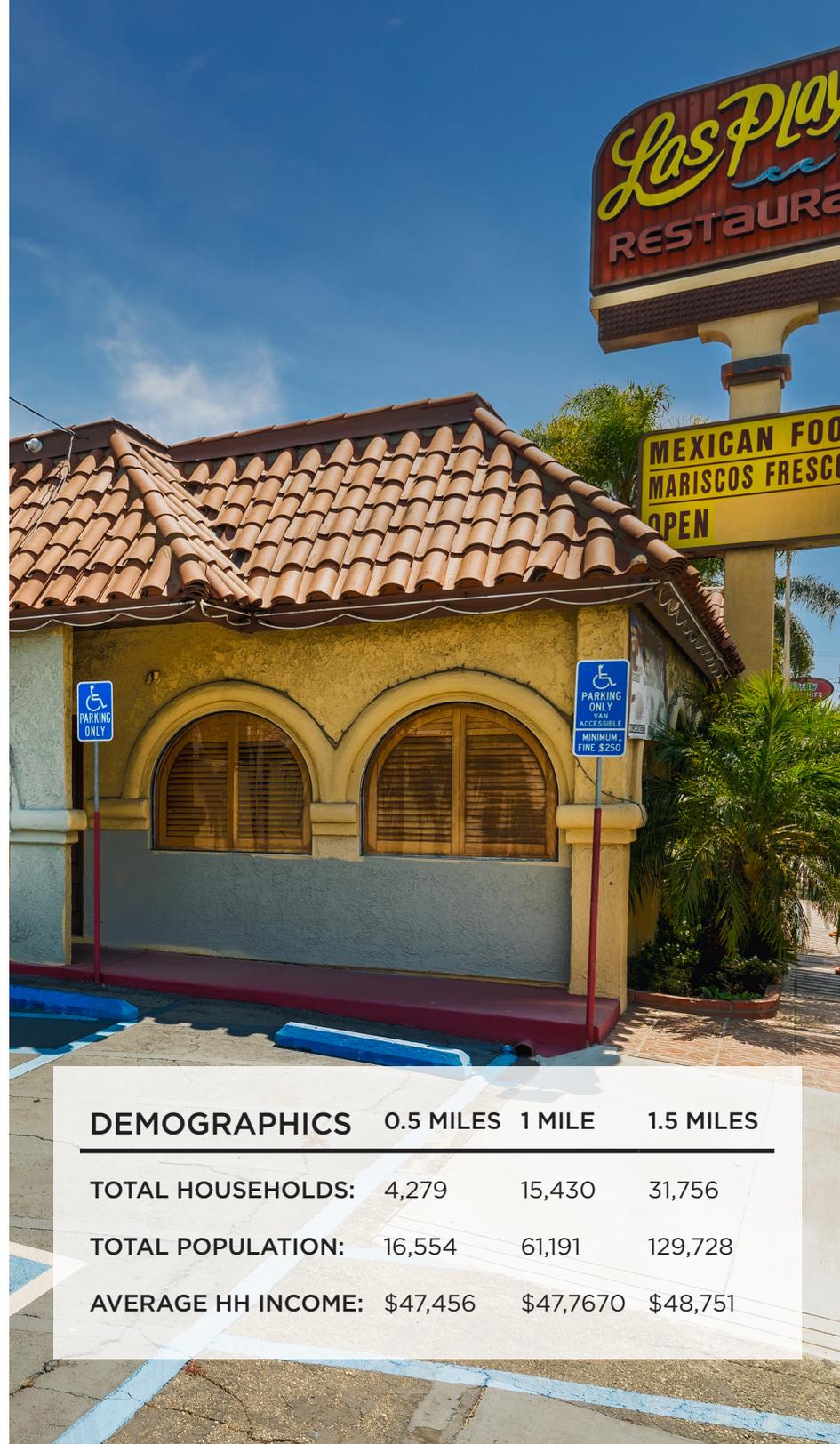
ADDRESS: 4343 Florence Ave, Bell, CA  
BUILDING SIZE: 805 square feet  
LEASE: Month to Month  
RENT: \$1,500

ADDRESS: 4345 Florence Ave, Bell, CA  
BUILDING SIZE: 1,152 square feet  
LEASE: Month to Month  
RENT: \$1,120

TOTAL LOT SIZE: 0.96 acres  
PARKING: +/- 41 parking stalls  
ZONE: C-3R

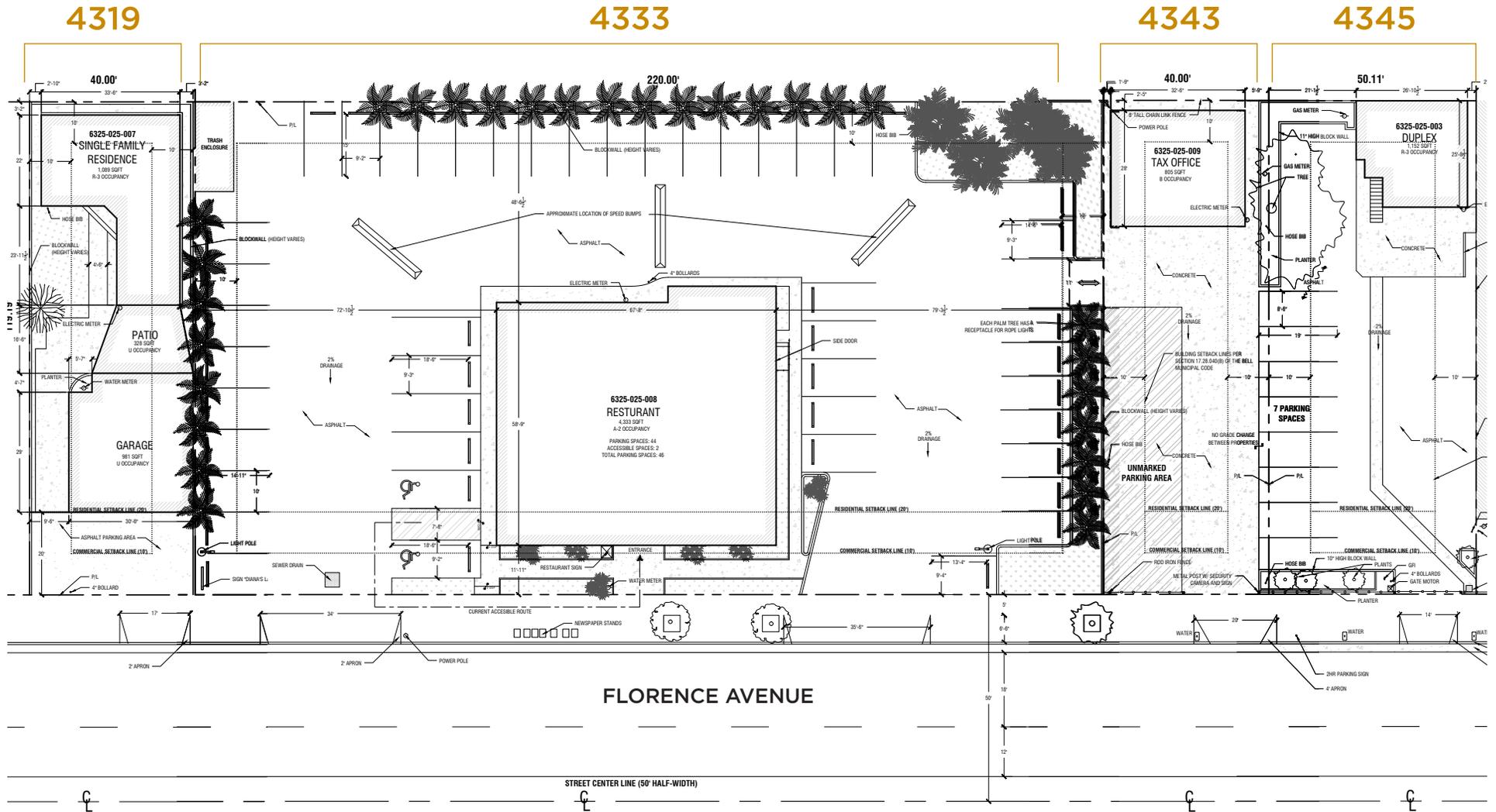
## FINANCIALS

PRICE: \$4,595,000  
DOWN PAYMENT: 10% / \$459,500  
LOAN AMOUNT: \$4,135,500  
INTEREST RATE: 3.5%  
AMORTIZATION PERIOD: 25 years  
MONTHLY MORTGAGE PAYMENT: \$20,764



DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS:	4,279	15,430	31,756
TOTAL POPULATION:	16,554	61,191	129,728
AVERAGE HH INCOME:	\$47,456	\$47,7670	\$48,751

# SITE PLAN





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Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, if any existing HVAC units work and their life expectancy, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Broker strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.