



For further information please contact:

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NNN Investment Property **FOR SALE**



Address: 798 North Coney Avenue, Azusa, California 91702

Available: 15,540 sf

Lot Size: 54,014 sf (1.24 Acres)

Sale Price: \$1,880,000

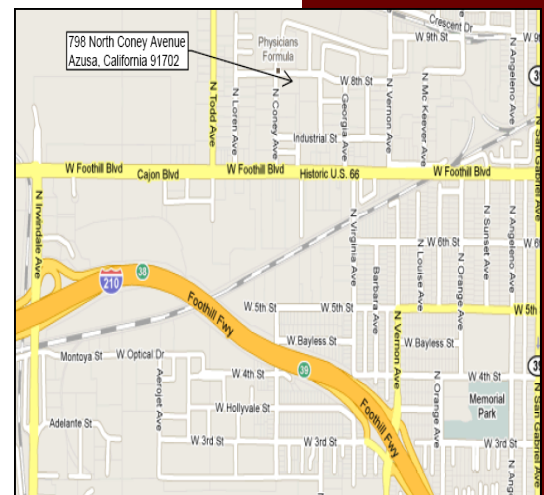
CAP Rate: 8% (NOI \$150,268)

Parking: 4.9/1000 (76 spaces)

Year Built: 1964

Commission: 3% to procuring Agent

Comments: Single-tenant pharmaceutical manufacturing company has occupied the property for over ten years. Specialized build-out with FDA approval. Fully air-conditioned 1,180 sf front office, 9,440 sf R&D space, and 4,920 sf warehouse space. Over-sized large gated parking lot.



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BUILDING SKETCH

