

Retail/Commercial Property For Sale

2610~2614 E. Colorado Blvd., Pasadena, CA 91107



Two Unit Commercial Building for Sale!

Ideal Opportunity for Investor/Owner - User

Price: \$972,000.00

Total Building Square Feet: Approx. 3,640 @ \$267/SF

Completely Renovated in 2004 ~ Fully Air Conditioned Units
New Plumbing, Electrical & HVAC, 200 Amps, 120/240 Volt
Phase 1 Electric ~ Private Parking Lots with 640 SF Storage

Total Expenses \$61,200

Total Expenses \$13,505

Net Operating Income \$47,695

Estimated Expenses: Insurance \$1,500 (est); Bus License \$80 (est)
Maint. & Repairs \$1,000 (est); R.E. Taxes \$10,925 (new Prop 13)

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