

FOR SALE

- High Quality 3 Unit Property.
- 1 Unit Available to Buyer.
- Stable Tenants In-place.
- Renovated in 2004.
- 17,646 R. S.F. Building.
- 35,495 S.F Lot.
- Assumable Loan of \$2,077,000 (+/-).

"DRIVE-BY ONLY! Please do not disturb tenants.



Conveniently located with easy access to the 210 & 134 Freeways

626.585.4321

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253 NORTH VINEDO AVENUE PASADENA, CA 91107

BUSINESS PARK FOR SALE TO INVESTOR OR OWNER

PRICE : \$3,750,000 (\$212/RSF)

- Annual Estimate Revenue: \$275,184 (effective Jan. 1, 2011)
- Total Operating Expenses: \$58,625 (estimated 2010, new prop. tax)
- Estimated Operating Revenue Before Debt Service: \$216,559
- Three HVAC Units Totaling 17.5 Tons, provisions for additional units
- 14 Foot Clear-Span Ceiling Height
- Water Supply & Drainage for Lab Use Available
- Fire Sprinklers; Fire Alarm & Monitoring System
- 1,200 Amp. 120/208 Volt, 3-Phase (400 Amps / Unit)
- 9' x 9' Rollup Delivery Door per Unit
- Landscaped and Lighted Grounds
- Fenced Parking Lot with Electric Gates
- Parking & Loading: 48 Total Spaces (2.7/M)

Unit 1 - 6,681 RSF - 4,978 sf 1st floor, 1,403 mezz ofc., 300 sf common area, 7.5 ton HVAC, lease terms ends 7/31/2011. Will vacate sooner if desired.

Unit 2 - 5,663 RSF - 4,130 sf 1st floor, 1,281 mezz ofc, 252 sf common area 5 ton HVAC, lease term ends 11/30/2012.

Unit 3 - 5,302 RSF - 5,065 sf 1st floor, 237 sf common area, lease term ends 10/31/2015 with a 5 year option.

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The information contained herein has been obtained from sources, which are deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it and assume no liability for any inaccuracies or omissions.

