

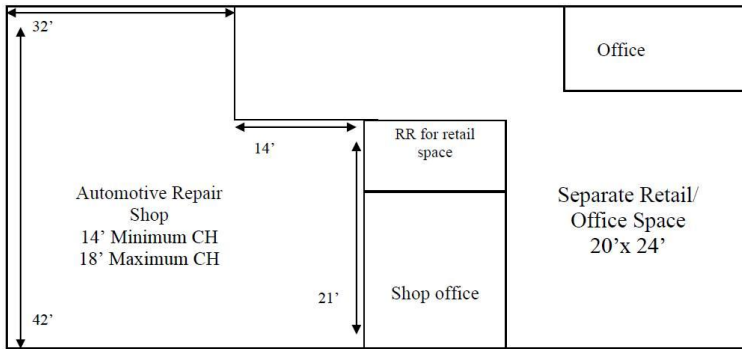


4,077 SF Free Standing Automotive Property

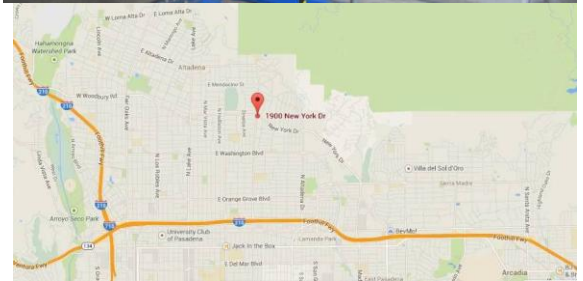
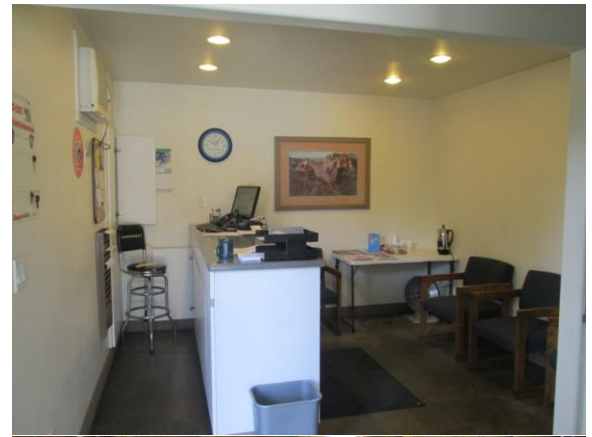
1900 New York Drive Altadena, CA 91001

For Sale: \$1,050,000

- Two large bay doors- One oversized double bay door. 16 Foot Clear Height.
- Additional retail space and upstairs apartment available- possible to lease each separately for additional income. One electric & water meter on site.
- Office area on first floor & bonus mezzanine offices above warehouse available for automotive shop use.
- Possible for automotive repair, light industrial, retail, office and live/work. Check with the County Planning office to verify approved uses.
- Well maintained building in excellent condition with ample parking.
- Located in Altadena at the signalized corner of Allen and New York.
- Close proximity to affluent neighborhoods & good access to 210 freeway.



Floor Plan not to Scale
 Tenant to verify floor plan & measurements



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2013)	19,757	154,935	277,517
Average HH Income	\$101,035	\$85,099	\$98,044
Daytime Population	14,190	164,858	292,897

All information deemed reliable but not guaranteed. Buyer to verify square footage, use, zoning, permits and other information.



Top Commercial Realty

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