

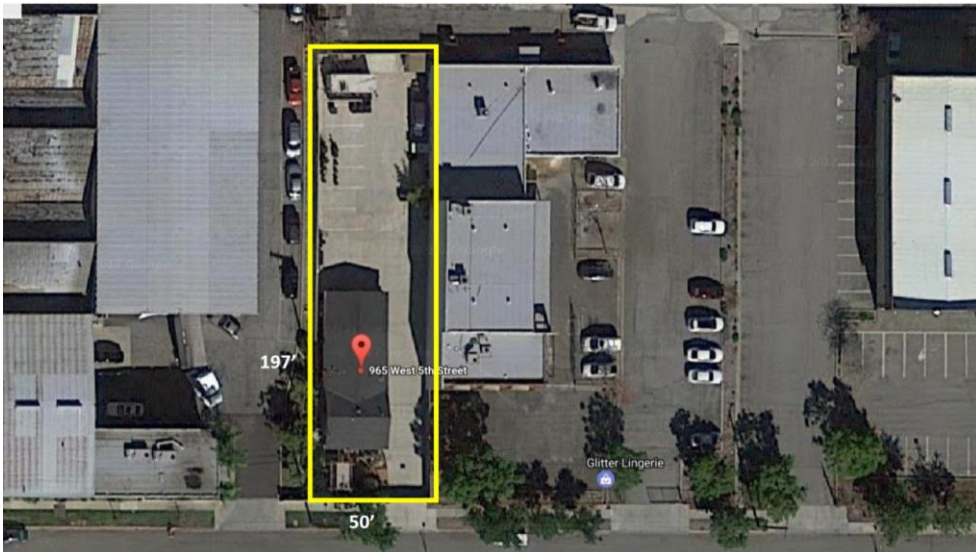


Approx 1,240 SF Free Standing Flex Building with Large Fenced Yard

965 W. 5th Street Azusa, CA 91702

For Sale: \$725,000

- Approximately 1,240 SF building with front office area consisting of reception area, conference room, two private offices, kitchen and restroom.
- Warehouse/flex area has open floor plan with two grade-level loading doors.
- Rear fenced yard totals 9,850 SF. Additional street parking available.
- Approximate 300 SF covered workshop behind building NOT included in square footage.
- Zoning is DWL- West End Light Industrial. Check use with city.
- Immediate access to the 210 freeway via Vernon exit. Just south of Foothill Blvd which is a main thoroughfare through the Foothill cities.



Population Estimates			
	1 Mile	3 Miles	5 Miles
Population (2015)	17,276	119,384	329,495
Average HH Income	\$69,870	\$77,182	\$80,040
Daytime Population	16,933	107,556	324,514

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



Top Commercial Realty

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