

EXCLUSIVE SALE LISTING : North Torrance office/medical/ live work building close to 405 freeway

17519-17521 Crenshaw Blvd. | Torrance, Ca. 90504



SPECIFICATIONS

- › 1800 Square feet Bldg.
- › 6074 square feet land
- › Zoning: Torrance Commercial General
- › Live/Work may be acceptable*
- › Kitchen/2 restrooms
- › Fully air conditioned
- › 9 car parking
- › Built 1960/remodeled 2005
- › .3 miles North of 405 freeway
- › Newly painted/carpeted
- › 35% FAR
- › Offered at: \$950,000

* Subject to the City of Torrance approval

The only freestanding office building in Torrance suitable for office/medical or live work available for sale under 1 million.

Newly painted and carpeted, this building features two restrooms, reception area, private offices and a freestanding garage. Well maintained, attractively landscaped, clean architectural lines convey a positive corporate image.

With 9 car parking spaces, (7 outside, 2 in garage) an owner may protect his/her own vehicle in the garage while clients and visitors park outside. Kitchen, front and rear entrance to the building, skylights, ample natural light and more.

To receive more information to schedule a tour of the property, please contact Arnold Ng, MBA, CCIM at 310.714.9500.



SIDE YARD REAR ENTRANCE



9 CAR PARKING



RETAIL AND BANKING ADJACENT

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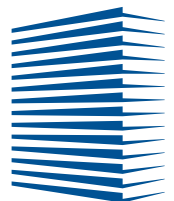
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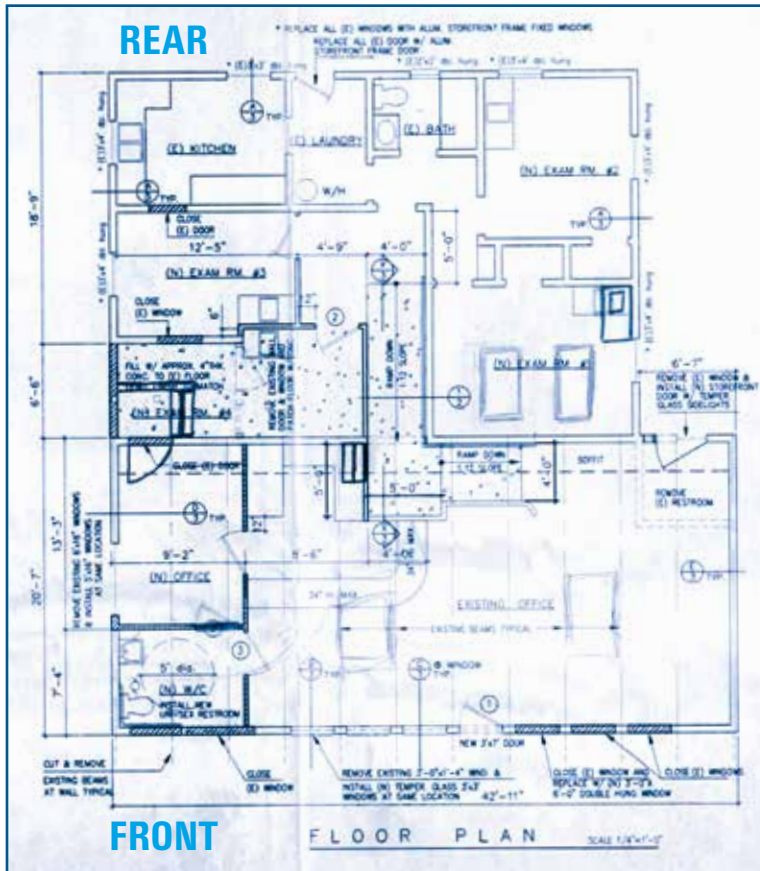
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Freestanding office for sale in North Torrance location

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FLOOR PLAN



SOUTH AND EAST (FACING CRENSHAW) VIEW



35% BLDG/LAND RATIO

LOCATION MAP

