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FOR SALE | INDUSTRIAL PROPERTY

HEAVY AUTOMOTIVE PARK

42723 3RD STREET EAST, LANCASTER, CA 93535

RE/MAX ONE

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367
REMAXONECRE.COM



PRESENTED BY:

ROY BELSON

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CalDRE #01345852

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX One and it should not be made available to any other person or entity without the written consent of RE/MAX One.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

// EXECUTIVE SUMMARY



Front View of Lot

Sale Price	\$1,099,999
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OFFERING SUMMARY

Building Size:	763 SF
Lot Size:	55,163 SF
Price / SF:	\$1,441.68
Year Built:	1951
Zoning:	LRHI
Market:	Los Angeles
Submarket:	Antelope Valley

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// PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Great investment opportunity located in Lancaster, California. This 1.27-acre lot offers both owner-users and investors a unique investment opportunity to structure a profitable return on investment. The property is currently operating as an Automotive Body and Repair Center, a business that has thrived at this location for over two years and features multiple building structures on the property.

There is a main office located at the front entrance and is protected by a fully secured electronic gate with a designated handicap space. Inside the office, there are two showrooms, a kitchen, a bathroom, a bedroom, and two designated office spaces. There is tons of parking available throughout the 1.27-acre lot, with a concrete slab that extends from the entrance to the back of the property, which is great for large transportation trucks.

The property includes a manufactured home with 2 bedrooms, 1 bathroom, a spacious kitchen, and a living room. This home is equipped with an air conditioning unit, a furnace, and a pool located in the backyard. There is a separate building structure directly across the home that was formerly used as a sound studio. It is equipped with an air conditioning unit and electricity. Great rental potential in an area that is growing.

There are additionally five separate bays on the property designed for automotive body and repair work, which two are currently rented by tenants. Two of the bays are 16 ft high. Each bay is equipped with 110/220 volt power, providing a wide range of industrial and mechanical use. There is also a 20-foot high spray booth structure on the property, fully enclosed and equipped with an electrical system, an exhaust system, and a generator. Great for painting and finishing large transportation trucks. Offering owner user or investor additional rental income potential.

Zoned Heavy Industrial, this property is ideal for heavy industrial activities such as manufacturing, automotive , warehousing, or distribution. The zoning will allow for a large industrial building to be built, making it a valuable investment

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LOCATION INFORMATION

IN THIS SECTION

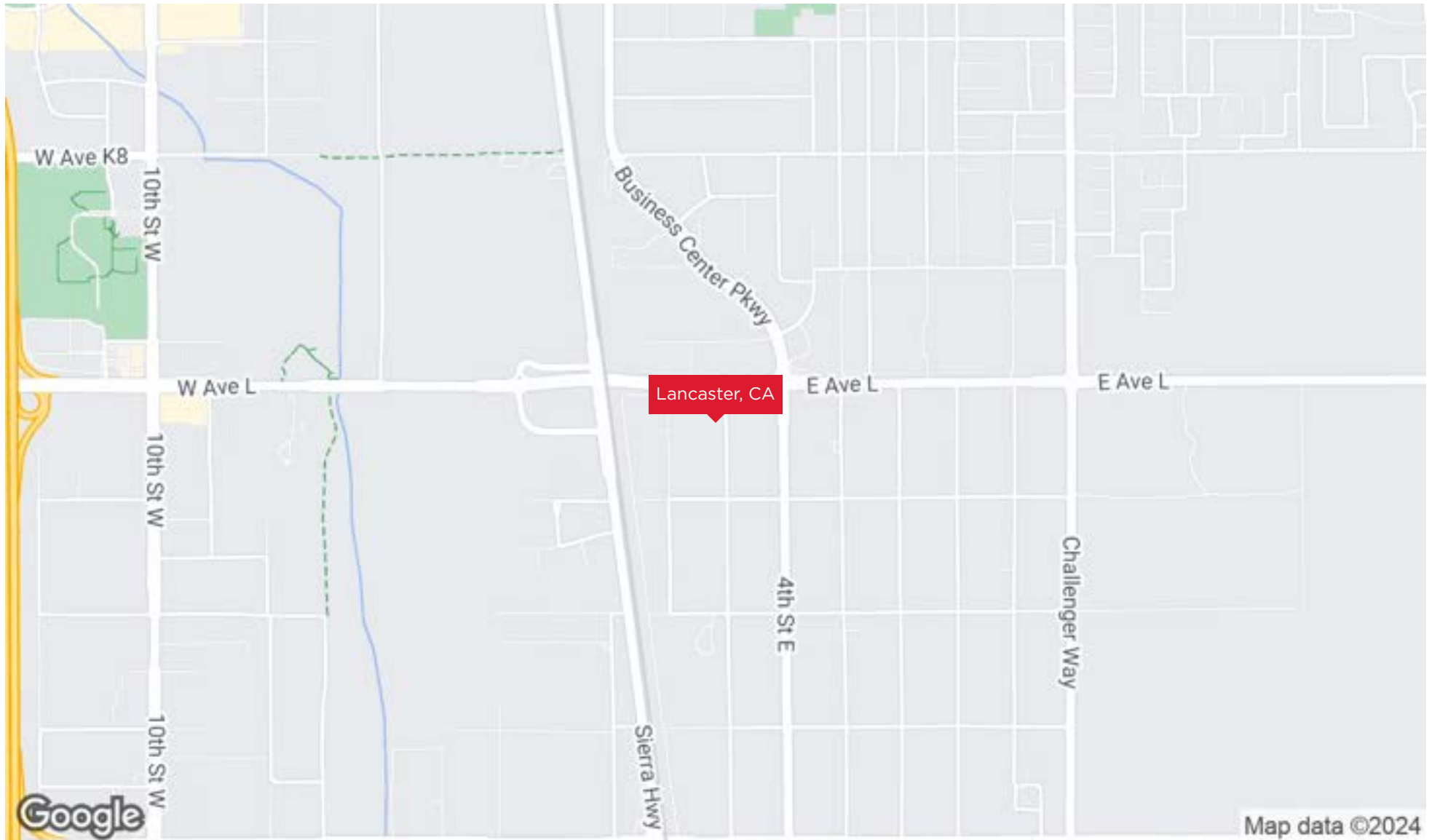
REGIONAL MAP

LOCATION MAP

AERIAL MAP

RETAILER MAP

// REGIONAL MAP

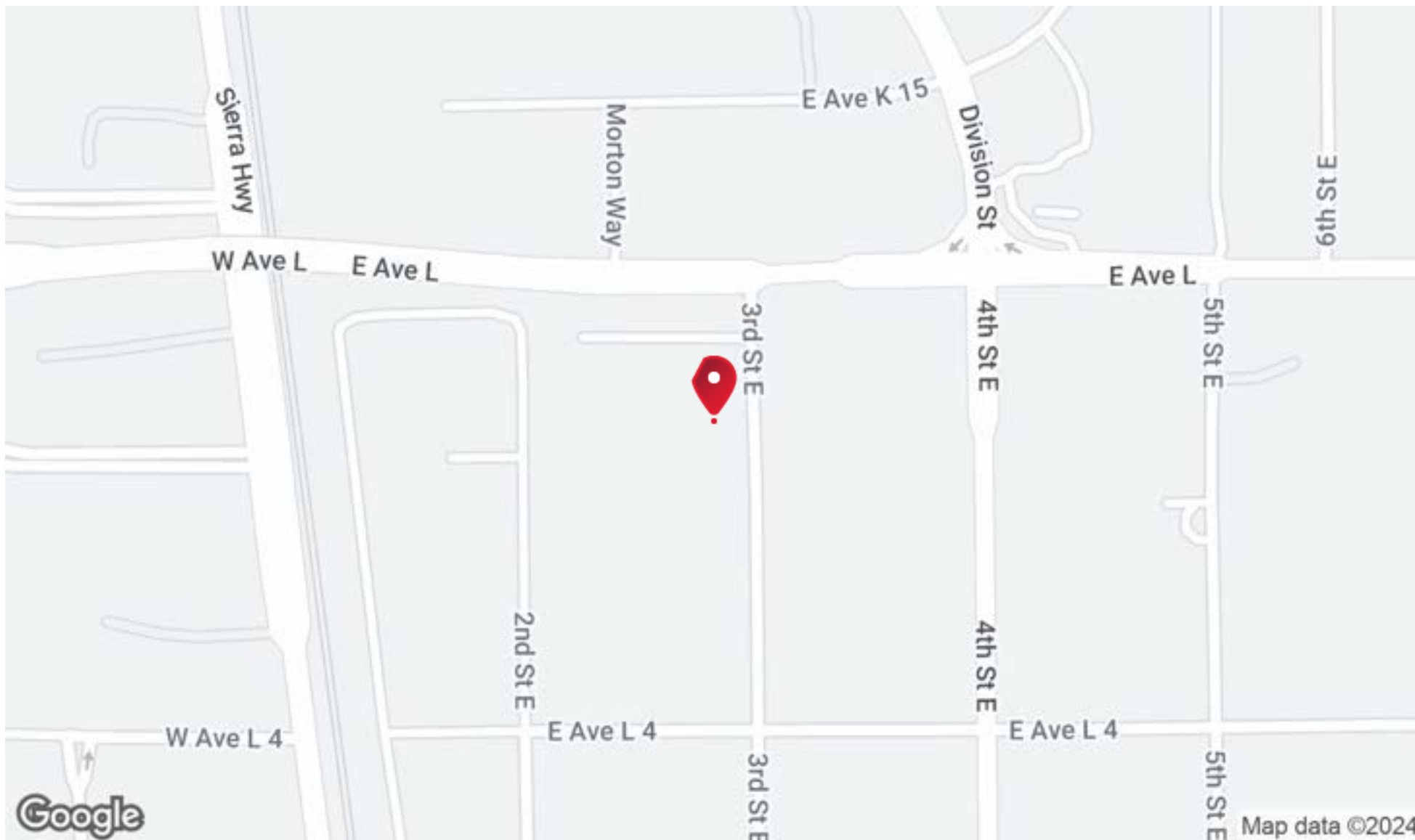


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// LOCATION MAP



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// RETAILER MAP



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**FINANCIAL
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ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Roy Belson RE/MAX ONE Commercial

S.V.P.- Director of Sales and Leasing

2016- present

Senior Vice President Sales and Operations

Commercial Career adviser

Working with Commercial Clients in Multiple Products types, representing national end users, Developers, environmental due diligence, and Investment Groups.

Offering full service in Construction management and development, Due Diligence with Partners on the team Please refer to two sites Remaxonecre.com

Westrigeriaeltypartners.com

Sales and Leasing Specialist, 1031 exchange

Roy Belson -S.V.P. Director of Sales and Leasing for RE/MAX ONE Commercial -Gold Nation Commercial Services. The largest RE/MAX operator with locations in six states as well as the full breadth of RE/MAX National offices and International offices of RE/MAX worldwide. Member of Westridge realty partners investment group.

He is also the Team Leader of The Belson Group. Real Estate Investment Properties. The Belson Group consists of commercial Sales and Leasing broker/ agent team. A Project manager. Enerav. and due diligence team headed up by Roy Belson. who has a construction and development background. The Belson Group

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