

LAND

FOR LEASE OR SALE

AVAIL SF: 16,042ACRES: 0.37ADDRESS 331 & 333 N AVALON BL, WILMINGTON CA ZIP 90744

**"HISTORIC"
ORIGINALLY DEVELOPED BY PACIFIC ELECTRIC RAILWAY CO. AS
A "COMFORT STATION"/DEPOT STOP FOR THE RED CAR IN 1945
UNIQUE OPPORTUNITY TO ACQUIRE A PIECE OF HISTORY
THAT HAS MIXED USE ZONING**

LEASE RENTAL \$ 2,968 /mo Gross 0.185 Net _____ Term 3 YEARS
SALE PRICE \$ 401,050 Price/SF \$ 25.00 Tax \$ 2,665 Yr 2003-2004
Terms CASH OR ASSUME EXISTING 198,000 IN FINANCING Possession Immediate
Avail SF 16,042 Dim IRR X IRR Assessor's Parcel # 7418-023-023
Min. SF 16,042 Add'l St. Ded. ALLEY Sewer Lines Yes - IN STREET
Fenced Y Paved N Rail NONE Water Lines Yes - IN STREET
Net Avail SF 16,042 Gas Lines Yes - IN STREET
Build To Suit NO General Topography FLAT
Easements YES: UTILITY & ALLEY Bldg(s) SF & Description NONE
Thomas Bk Pg# 794-E7 Zone CM WITH R-3
Soil Report N Environmental Report(s) 2004 ENVIRONMENTAL TRANSACTION SCREEN
AGENT Joe Sojka (310)534-8000 Region S Listing # 1055045
FIRM Sojka-Nikkel Commercial 08/20/04
FTCF AP300Y175S250/OAA Notes SEE REVERSE OF BROCHURE DISPLAYING ORIGINAL (1945) SITE
DEVELOPMENT LAYOUT AND CURRENT ASSESSOR'S MAP.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
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confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.
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