

Signalized Commercial Corner Lot CITY OF GARDENA



PRICE JUST REDUCED!! Flat double lot consisting of 12,582 SF of land. Signalized corner. Commercially zoned. Many different development possibilities for this C-3 zoned site. **The zoning will not currently allow residential.** Contact Broker for a full list of uses.

Seller will consider providing financing but will not consider long escrows. Property is located at a wide signalized intersection for efficient accessibility and exposure. **Zoning allows drive thru and car wash with a CUP.**

Expired set of plans for a 3,874 SF retail strip building. That set of plans is available but would need to be formally resubmitted. **Phase 1, survey, geo, all available.**

Site is perfect for drive through coffee [NEEDS CUP], carwash [NEEDS CUP], small strip center, owner user office.

NEW PRICE: \$625,000!! [Was \$700K]

