

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 allow residential though the city would likely support such a proposal.** Contact Broker for a full list of allowable uses under current zoning.

Seller will finance but will not consider long escrows. Property is located at a wide signalized intersection for efficient accessibility and exposure [25,000 cars/day]. **Zoning allows drive thru, car wash, and gas station with a CUP.**

An 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. **CLEAN Phase 1, survey, geo, all available.**

NEW PRICE: \$625,000!! [Was \$700K]. This is under \$50/FT for commercial land.

Contact: Frank Evanisko (818) 985-9700

Virtual Site Tour: <https://youtu.be/izbKDNRzV5k>

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