

OFFICE FOR SALE

MAXIMUM
CONTIGUOUS SF: 3,296
TOTAL AVAIL SF: 3,296
TOTAL BLDG SF: 3,296



ADDRESS 1614 E WASHINGTON BL, PASADENA CA ZIP 91104

**FREE STANDING RESTAURANT/RETAIL BUILDING
IDEAL LOCATION FOR ANY RETAIL, PROFESSIONAL, MEDICAL
OR FOOD BUSINESSES
RESTAURANT EQUIPMENT AND SIGNAGE
AVAILABLE FOR SALE SEPERATELY**

LEASE RENTAL \$ NFL Rate/SF \$ _____ FSG Rentable Usable Load % 0.00
 Lease Terms _____ Tenant Improvement Allowance/SF NONE
 SALE PRICE \$ 525,000 Price/SF \$ 159.28 Possession Immediate
 Sale Terms CASH TO SELLER
 Maximum Contig. SF 3,296 Building Name _____
 Minimum Available SF 3,296 EQ Zone N Current Building _____ Landlord _____ Tenant _____
 Total Available SF 3,296 Land SF 8,795 Taxes 01-02 7.023
 # Floors Total 1 # Floors Available 1 Typical Floor Size 3,296 Insurance
 Existing Improvements RESTAURANT W/HOOD SYSTEM, RESTROOMS AND WALK-IN COOLER/FREEZER. Utilities
 Janitorial
 Air Conditioning
 Pkg. Spaces 3 / 1000 Rate 0.00 Year Built 1987 Sprkd N Elevators 0 Const BLK
 Thomas Bk Pg# 566-C1 Zone PSC3 To Show Call Broker - ALARM Sp. Feat. RETL.FREE
 AGENT George Khachatourian (818)249-1005 Region E Listing # 1012925
 FIRM New Horizons Properties. 11/09/01
 FTCF AP000N000S250/AOAA Notes _____

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS
 This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in 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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