

For Sale or Lease: $1,175,000 or $1.50 PSF NNN

3,328 SF Free-Standing Commercial Building

15430 Francisquito Avenue La Puente, CA 91744

• Located at the busy intersection of Francisquito and Hacienda. Adjacent to Aldi grocery store, across from Burger King, Planet Fitness and the 99 Cent Store.

• Open floor plan with Two restrooms in the back, parking in the front of the building and storage on the side yard.

• Possible to divide into multiple units- Two large entry doors in place.

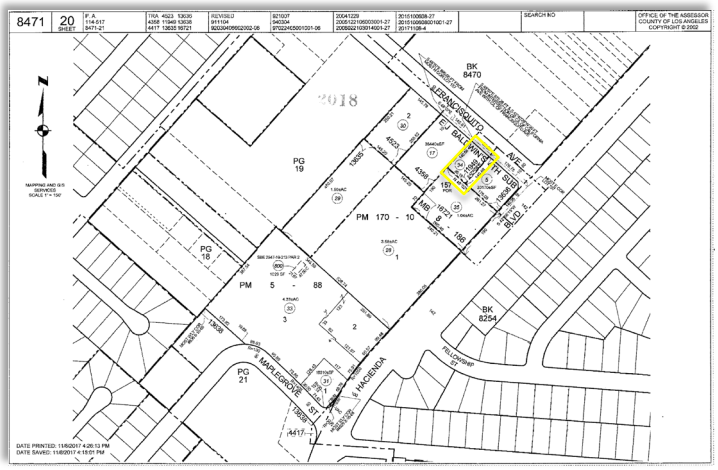
• Signage on front and side of building façade.

• Short-term lease remaining- good opportunity for an owner/user.

• Zoning allows retail, medical, office, service businesses, printing, martial arts and many accessory uses.

Property Description

Total Building Square footage:	3,328 Square Feet
Total Lot Size:	11,282 Square Feet
APN:	8471-020-034 (Lot 157)
Year Built:	1964
Zoning:	C2- General Commercial which allows retail, office, medical and service businesses.
Current Tenant:	La Puente Furniture
Lease Information:	$4,350.00 per month plus NNN Lease Expires 1/31/2026 with no options to renew. Great potential for an owner/user.



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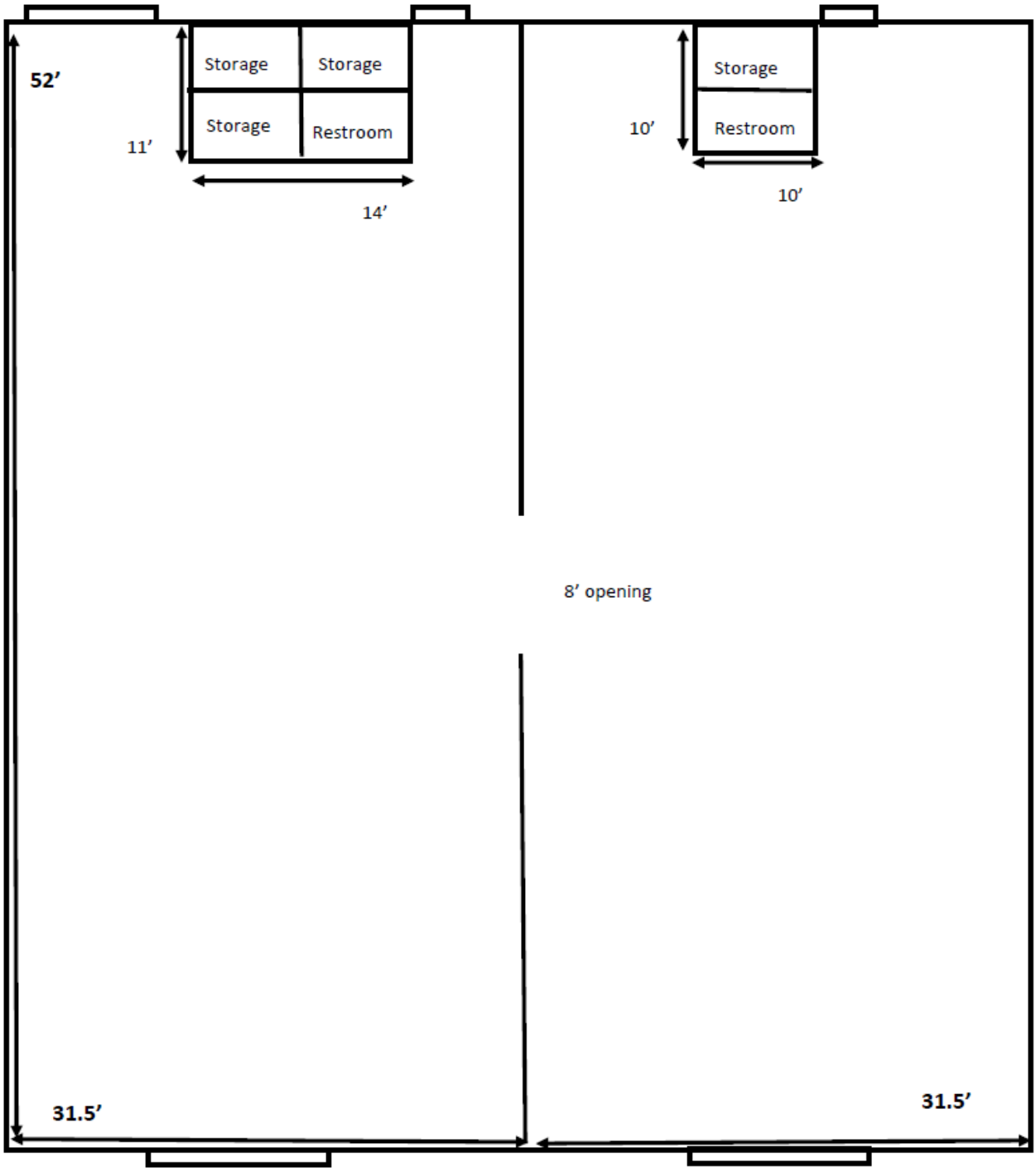
*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. *

15430 Francisquito Ave La Puente Floor Plan



Floor plan not to scale

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