

E
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— TEAM —
DRE #01473012



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9041 KATELLA, ANAHEIM, CA

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 **HUNTINGTON
BEACH**
KELLERWILLIAMS.
DRE #01932401


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INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

Exceptional Commercial Investment Opportunity

Prime auto-use property on a busy Orange County street offering high visibility and strong foot traffic. Features 5 fully occupied units with long-term tenants, providing stable income and the option to occupy one unit for your own business.

Situated on a 20,518 sq. ft. lot with 4,200 sq. ft. of operational space, currently supporting auto repair and tire services—an ideal asset in a high-demand market.

PROPERTY HIGHLIGHTS

- Prime commercial property in a high-traffic area of Orange County
- Ideal for auto-related businesses (repair, tire sales, etc.)
- Opportunity to owner-occupy one unit and lease out others
- 5 fully occupied units with long-term tenants
- Stable income stream with strong rental demand
- Spacious 20,518 sq ft lot
- 4,200 sq ft of building/operational space
- Excellent visibility on a busy street (Katella & Magnolia)
- Established use supporting automotive services
- Strong investment potential in a thriving business area
- List price: \$1,850,000
- Single-story building, built in 1970





Deira Ln Deira Ln Deira Ln

Regal Ave

Rustic Ln

Rustic Ln

Katella Ave

Katella Ave

Katella Ave

Katella Ave

Katella Ave

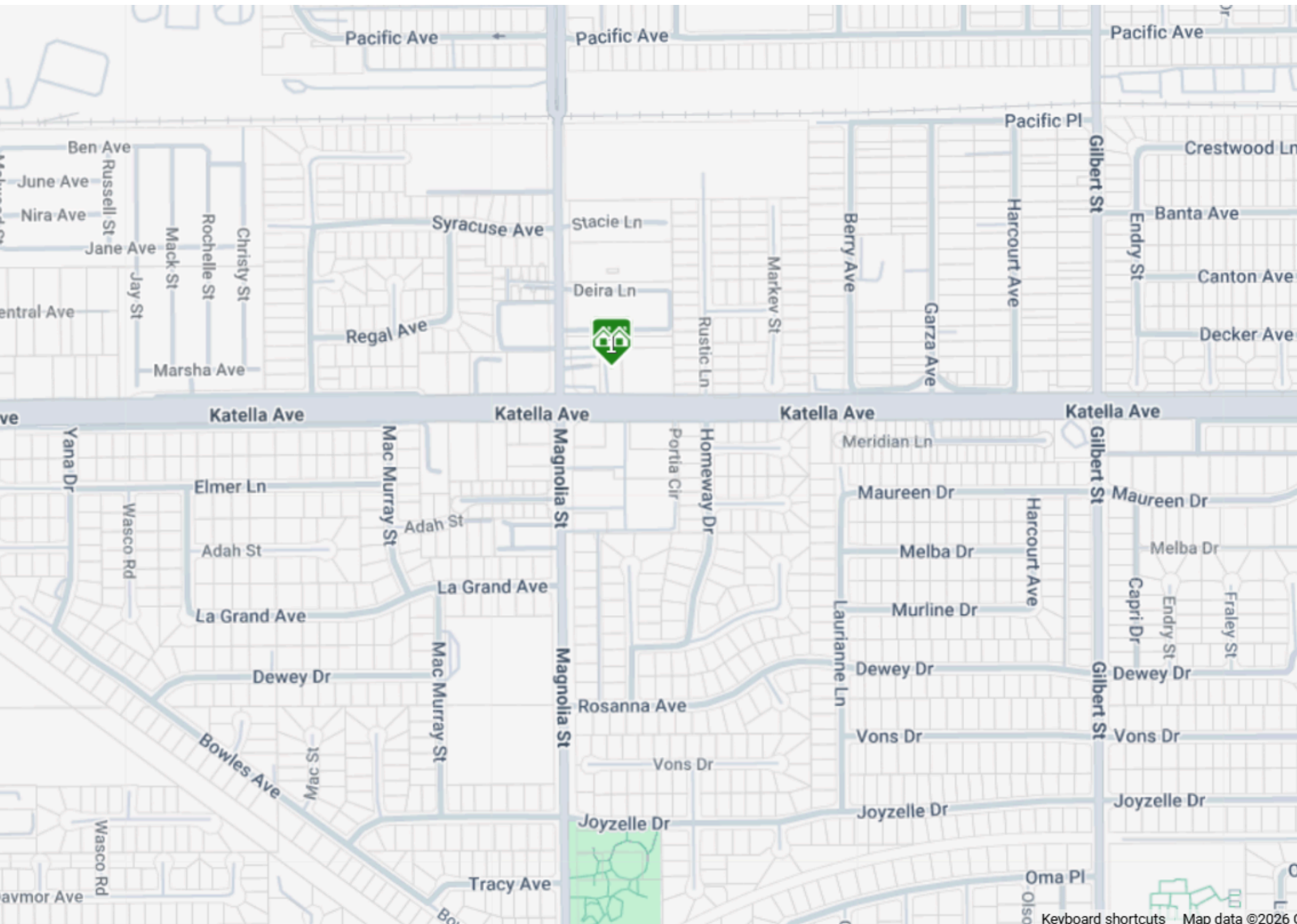
Katella Ave

Portia Cir

Homeward Dr

Alwick Cir





Rent Roll

Unit	Current Rents	Description
1 & 2	\$3,400	Monthly
3	\$2,492	Monthly
4	\$2,392	Monthly
5	\$2,800	Monthly
Annual SGI	\$133,008	

Expenses

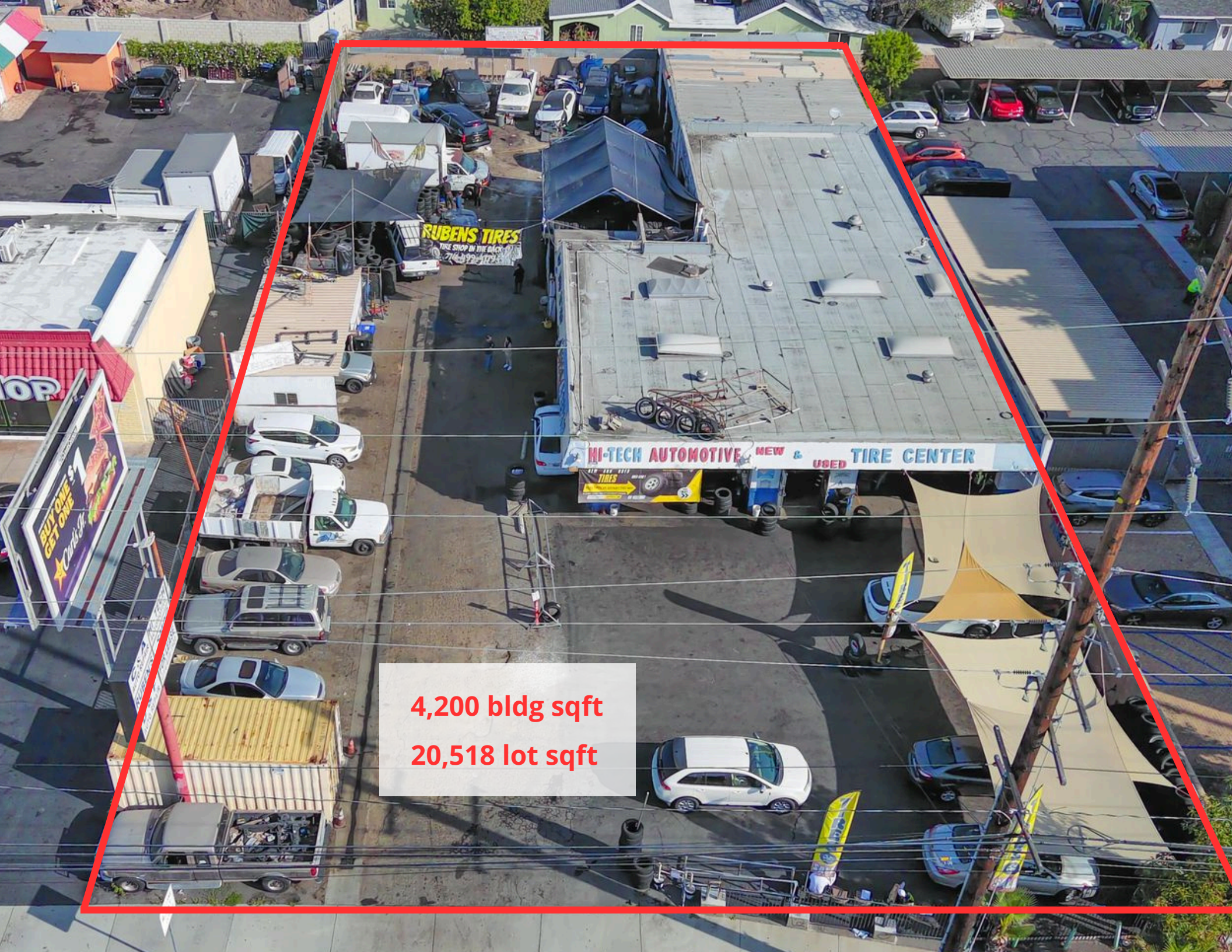
Annual Expenses	Monthly	Annual
Insurance	\$450	\$5,400
Water/Sewer	\$175	\$2,100
Trash	\$340	\$4,080
Total	\$965	\$11,580

Financial Analysis

Price	\$1,850,000
Number of Units	5
SqFt	4,200
Lot Size	20,518
Approx. Year Built	1970

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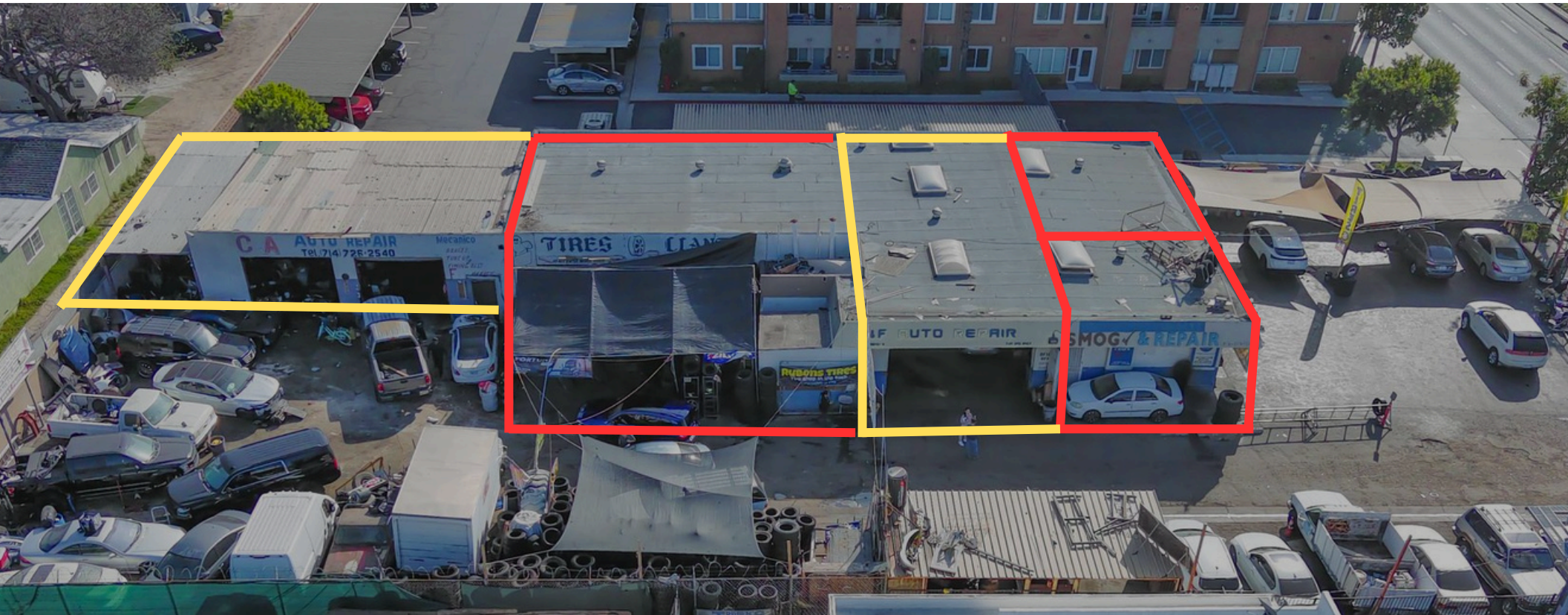


4,200 bldg sqft

20,518 lot sqft

9041 Katella, Anaheim (units)

TOTAL: 5 Units



9041 Katella, Anaheim

