

Office Property For Sale

1 14442 Whittier Blvd., Whittier, CA 90605



Property Details

Available	9,005 SF
Sale Price	\$2,900,000
Price PSF	\$322
Lot Size	12,980 SF
Year Built	1962
Zoning	MU-1

Broker Information

Ben Greer, CCIM 562-762-3104	Dustin Wheelan 562-762-3120
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Property Description

GM Properties is pleased to present for sale this ±9,005 SF medical office building, ideally located on Whittier Blvd. This two-story property is currently 88% occupied by the owner, a medical clinic, with one (1) existing lease in place of approximately 1,020 SF. The majority of the first floor is fully built out as medical space, while the second floor provides flexibility for owner-occupancy or additional rental income. The property features underground parking, with additional spaces located on the second parcel at the rear of the building. A wheelchair-accessible lift has been installed at the front entrance for convenience. Additionally, the property offers an open patio/lunch area situated at the center, providing a welcoming space for tenants and visitors. The City of Whittier has recently revised the zoning in this area to Mixed Use-1 (MU-1), offering a broad range of diverse uses.

