Office Property For Sale

(562) 697-5000

1 7740 Painter Ave., Whittier, CA 90602

Property Details

Available	10,196 SF
Sale Price	$2,100,000
Price PSF	$206
Lot Size	20,137 SF
Year Built	1992
Zoning	WHCO

Broker Information

Dustin Wheelan
562-762-3120

Cormac Hayes
562-762-3128

Property Description

GM Properties is pleased to present this well-maintained, multi-tenant office building located on Painter Avenue in Whittier, California, offered as an owner/user opportunity. This two-story, elevator-served property consists of 11 individual suites plus a rooftop telecommunications lease. Suite 100 (1,950 USF) is currently owner-occupied, allowing a buyer to occupy the space while benefiting from in-place rental income from the remaining suites. The balance of the building is leased to a mix of professional service tenants, many of which are on month-to month leases — including accounting, appraisal, insurance, legal/probate, therapy, and transportation-related users — along with a rooftop antenna lease to T-Mobile.

All information was obtained from sources deemed reliable while considered accurate, we make no guarantee, warranty or representation.