

For Sale

16518 S Normandie Ave
Gardena, CA 90247



MAN INVESTMENT GROUP

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FOR SALE

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Investment Offering

Price:	\$499,000
Lot Size:	6,737 SF
Building Size:	1,100 SF (taped)
Year Built	1925
APN:	6111-007-015
Zoning:	GACR
Avg. Household Income:	\$83,180 (1-mile)

Property Description

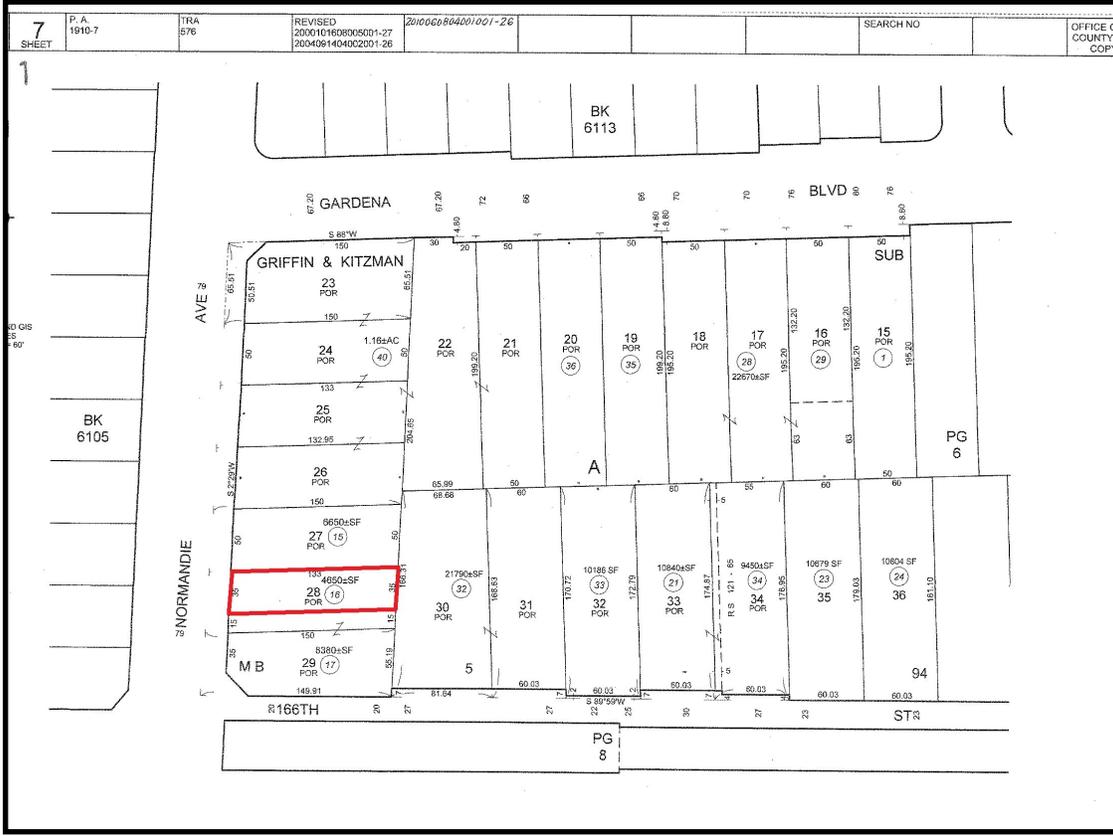
Property located in central Gardena, near northeast corner of Normandie Ave and 166th St. Sale includes plans to build a 5 units mixed use building. First floor area 1,109 square feet. Second floor area 774 square feet. 8 parking spaces. Property is zoned for retail. Previously used as ice house, with large paved parking lot. Location offers freeway access to the 91, 110, and 405 freeways. The C-R zone is intended to permit multifamily residential uses to be located on lots in this zone either as the sole use or in conjunction with commercial and office uses. (Ord. 1746 § 2 (part), 2013: prior code § 10-3.1001)

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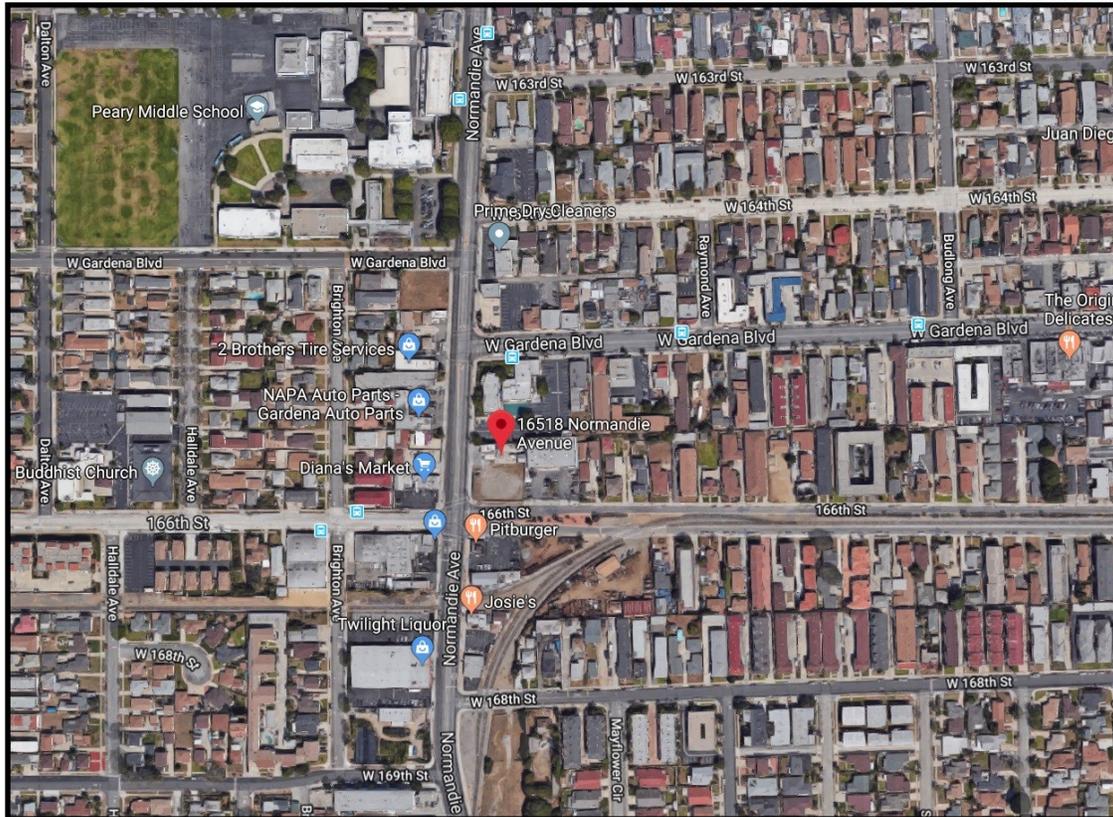
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Property Maps

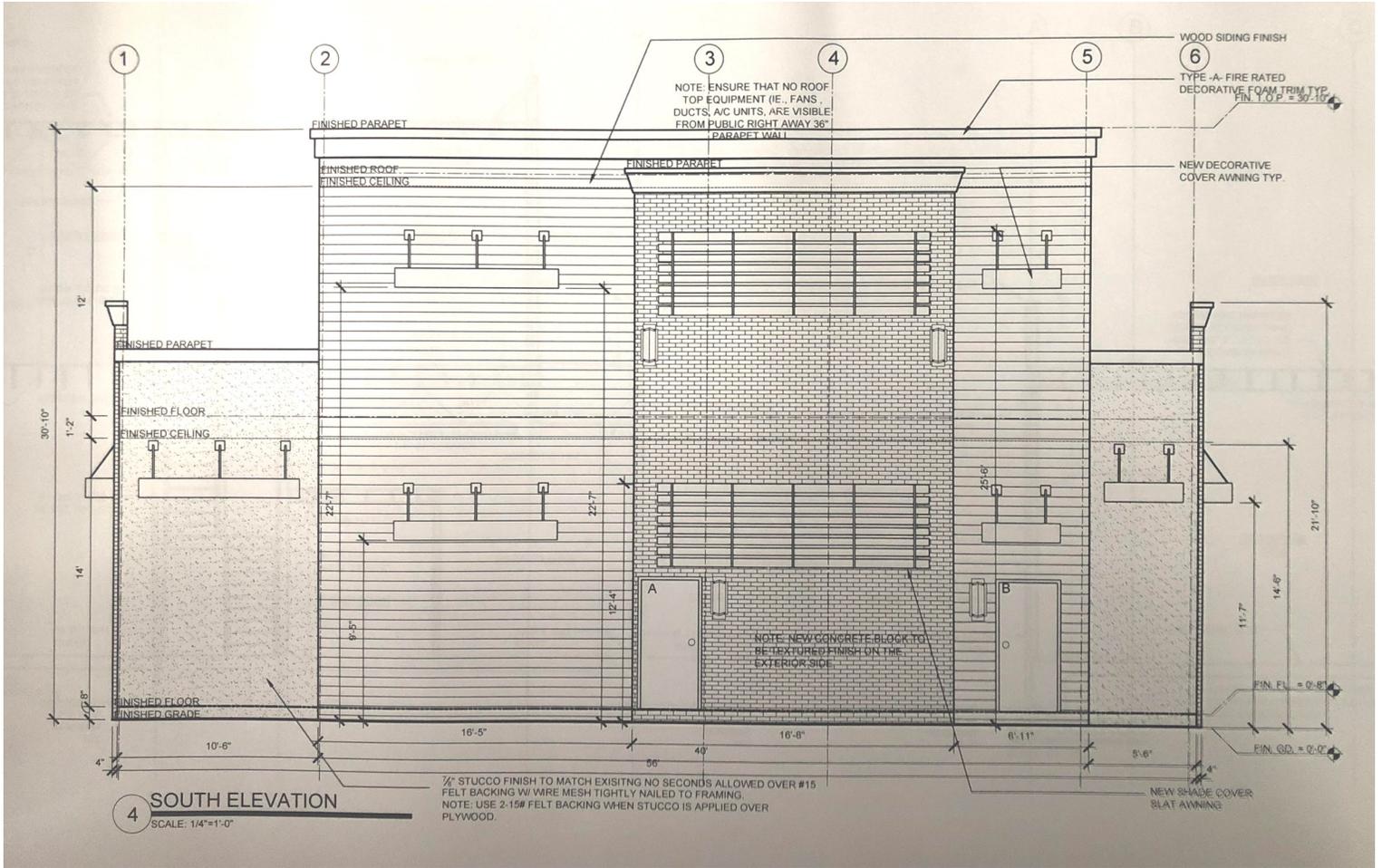


Plat Map



Satellite Map

Plan Scope



RETAIL CURRENT	NET FLOOR AREA	OCCUPANCY USE	RATIO	PARKING REQUIRED
NEW BUILDING FIRST FLOOR	432 SQFT	RETAIL	1:300	1.44
	777 SQFT	WAREHOUSE	1:1,000	0.0777
SECOND FLOOR	774 SQFT	RETAIL	1:300	2.58
TOTAL	1,983 SQFT			4.0977
PARKING PROVIDED				8 PARKING STALLS