

2391 ATLANTIC AVE, LONG BEACH 90806

SIX-UNIT COMMERCIAL/APARTMENT BUILDING



****FULLY OCCUPIED, SIX-UNIT COMMERCIAL/APARTMENT BUILDING + AT&T CELL PHONE TOWER RENTAL FOR SALE***

1 LIQUOR STORE + 1 SEPARATE TWO BEDROOM/ 1 BATH HOUSE + 4(SINGLE UNIT APARTMENTS ON A HIGHLY VISIBLE MAJOR STREET!!! OVER 10,000 CARS PASS-BY IN ONE DAY!! THE ENTIRE PROPERTY WAS RENOVATED TWO YEARS AGO. COMMERCIAL BUILDING IS LOCATED BETWEEN ATLANTIC AVENUE AND E. BURNETT STREET IN A PROMINENT LONG BEACH AREA. PROPERTY HAS GREAT UPSIDE INCOME. THIS BUILDING HAS ITS OWN PARKING AT THE REAR OF THE BUILDING. GREAT INVESTMENT OPPORTUNITY. HERE IS THE BREAKDOWN OF THE RENTAL UNITS: *JOE'S LIQUOR: \$ 3,000.00 /MONTH, *AT&T CELL TOWER: \$2,073.89 /MONTH, *SINGLE UNIT HOUSE: \$ 1,055.00 /MONTH *APARTMENT#1: \$ 1,000.00 /MONTH, *APARTMENT#2: \$870.00 / MONTH, *APARTMENT #3: \$920.00 /MONTH, *APARTMENT #4: \$765.00 /MONTH. TOTAL MONTHLY INCOME IS AT \$9,683.89 /MONTH. A GREAT RENTAL PROPERTY AT A BARGAIN PRICE. A TRUE MUST SEE, *VALUE OF THE AT&T CELL TOWER ITSELF \$400K+ (MULTIPLE OFFERS BY ITSELF!!) *WON'T BE SOLD SEPARATELY!



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All information deemed reliable but not guaranteed.