

\$3,999,000 - 8051 Main Street, Stanton

MLS® #OC19139780

\$3,999,000

Bedroom, Bathroom,
Commercial on 0 Acres

N/A, Stanton, CA

Great Opportunity to purchase and own 3 Separate Office Buildings with a Warehouse for plenty of Storage Space: 11,503 Sq. Ft. (Buyer's choice of Owner User or Investment). Currently occupied by a Construction Company. Building 1 (8031 Main St. Unit A) is a 2 story 3,809 Sq. Ft. Building. 1st Floor is 2,200 Sq. Ft. features a reception area, lounge/open foyer area, 3 private offices, 1 restroom, and conference room. 2nd Floor is 1,609 Sq. Ft. & features an open office area and 3 very large private offices. Building 2 (8031 Main St. Unit B) is 1,177 Sq. Ft. features 1 restroom, a 10' x 10' overhead metal roll-up door for the warehouse & an extra 681 Sq. Ft. Mezzanine space for office (not part of total Sq. Ft.). Building 3 (8051 Main St.) is a 6,517 Sq. Ft. building & features office area of 6,121 Sq. Ft. demised with 2 open office areas, several private offices, storage rooms, computer rooms, 2 conference rooms, 2 restrooms, & a kitchen/break room. Also includes a 396 Sq. Ft. warehouse with 16' clear height & a 1,229 Sq. Ft. of unfinished, open Mezzanine (not part of total Sq. Ft.) currently utilized as storage space. Owner installed a roof-top mounted solar energy system in 2012 and paid off.

Buyer has an option to Purchase additional Parcels adjacent to Subject Property: APN#: 126-433-06 (10581 Chestnut Ave. - Building: 3,056 Sq. Ft. / Lot: 12,197 Sq. Ft.), APN#: 126-433-16 & APN#: 126-433-17 (10580 &



10600 Beach Blvd. - Building: 4,100 Sq. Ft. /
Lot: 16,118 Sq. Ft.).

Built in 1947

Essential Information

| | |
|------------|-------------|
| MLS® # | OC19139780 |
| Price | \$3,999,000 |
| Acres | 0.42 |
| Year Built | 1947 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information

| | |
|-------------|---|
| Address | 8051 Main Street |
| Area | N of Gar Grv, S Of Ball, E of Knott, W of Dal |
| Subdivision | N/A |
| City | Stanton |
| County | Orange |
| State | CA |
| Zip Code | 90680 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 21 |
|----------------|----|

Interior

| | |
|--------------|-----------------|
| Heating | Central Furnace |
| # of Stories | 1 |

Exterior

| | |
|-----------------|---------------|
| Lot Description | 0-1 Unit/Acre |
|-----------------|---------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2019 |
| Days on Market | 257 |

Listing Details

| | |
|---------------|------------------------|
| Listing Agent | Ramzi Rabbat(01863335) |
|---------------|------------------------|

Listing Office

Realty One Group West

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