COMMERCIAL PROPERTY OFFERING

FOR SALE



DOWNTOWN BALDWIN PARK · CORNER OF MAINE AVE & PALMROSE ST

4220-4224 Maine Avenue & 14411 Palmrose St.

Baldwin Park, California 91706

OFFERING PRICE	BUILDING SIZE	LOT SIZE	ZONING	PARKING
$1,837,000	**±6,079 SF**	**±14,180 SF**	**DE** Downtown Edge	**18 Spaces** 3/1,000 SF Ratio

Property Highlights

- Two adjoining street-front buildings on a signalized corner
- Large tiled prep area with existing kitchen build-out
- Ideal for restaurant, retail, service or owner-user
- Former full-service restaurant with dining room and service bar
- Wide storefront glass and long Maine Ave frontage
- Minutes to the I-10 and I-605 freeways

FOR MORE INFORMATION

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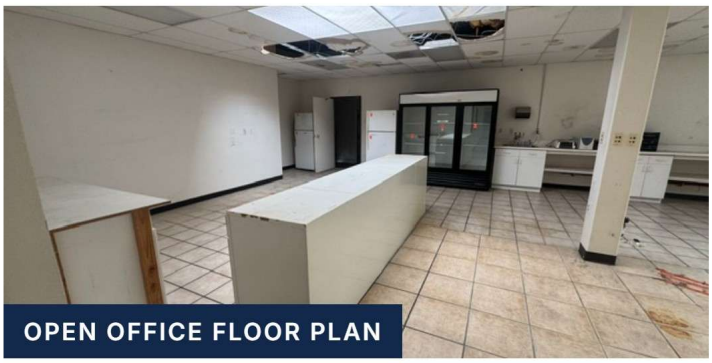
SIGNALIZED CORNER LOCATION


PALMROSE STREET


RETAIL RESTAURANT W/HOOD


OPEN OFFICE FLOOR PLAN

Property Details

Addresses	4220 & 4224 Maine Ave and 14411 Palmrose St, Baldwin Park, CA 91706
Offering Price	$1,837,000
Building Sizes	14411 Palmrose St: 3,579 SF 4220 Maine, Unit D: 1,400 SF 4224 Maine, Unit K: 1,100 SF **Total: ±6,079 SF**
Lot Size	±14,180 SF
Parking	18 spaces (3/1,000 SF ratio)
APN(s)	2 parcels: 8437-003-028 & 8437-003-029
Zoning	Downtown Edge (DE)
Year Built	[YEAR]
Prior Use	Restaurant / retail

Location

- Corner of Maine Ave and Palmrose St in the heart of Downtown Baldwin Park
- Steady daily traffic next to the Baldwin Park Post Office
- Short drive to the I-10 and I-605 freeways
- Close to Baldwin Park Metrolink Station and Ramona Blvd retail
- Walkable street with established neighborhood businesses

DISCLOSURE

Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer including but not limited to square footage, acreage, utilities, taxes, permitting, conditions, school zones, HOA's, etc.

All offers must be in accordance with USMS. Please inquire with agent prior to preparing an offer to purchase.