

# \$1,849,900 - 430 State College Boulevard, Anaheim

MLS® #OC23081684

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**\$1,849,900**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, Anaheim,

Grand Avenue Realty and Lending is pleased to present 430 N State College Blvd., located in Anaheim CA. This is an excellent owner occupied investment opportunity and also a excellent rental investment opportunity. Property is a 5088 SF 2 story standalone office building. Excellent front signage and traffic on State College Blvd. Property provides a gated Parking Lot/Yard. Property has approximately 21 Spaces and parking ratio is 4.13 (4.13 parking ratio per 1,000 SF). Plenty of space for work trucks, employees and customers. Total Land Acres is 0.28 AC. Land Square Feet 11,761. Property has many recent upgrades and improvements. New roof system, 3 new HVAC in 2022. Parking lot slurry and striping also done in 2022. Property provides Easy access to the 91, 57, & 5 Fwy. Has 4 separate electrical meters with a separate 2nd story Entrance for Privacy/Occupancy/Tenant. The location of this property makes it a desirable and RARE opportunity for an owner-user/investor. \*\*Easy to show call the Listing agent for more information.\*\*



Built in 1964

## Additional Information

City	Anaheim
County	Orange
Zip	92806

MLS® #	OC23081684
Lot Size	0.28
Neighborhood	N/A
HOA Dues	\$

### **Listing Details**

Listing Agent	Adam Preston
Provided By:	Grand Avenue Realty & Lending

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