



3,880 SF Automotive Building & Business in Azusa

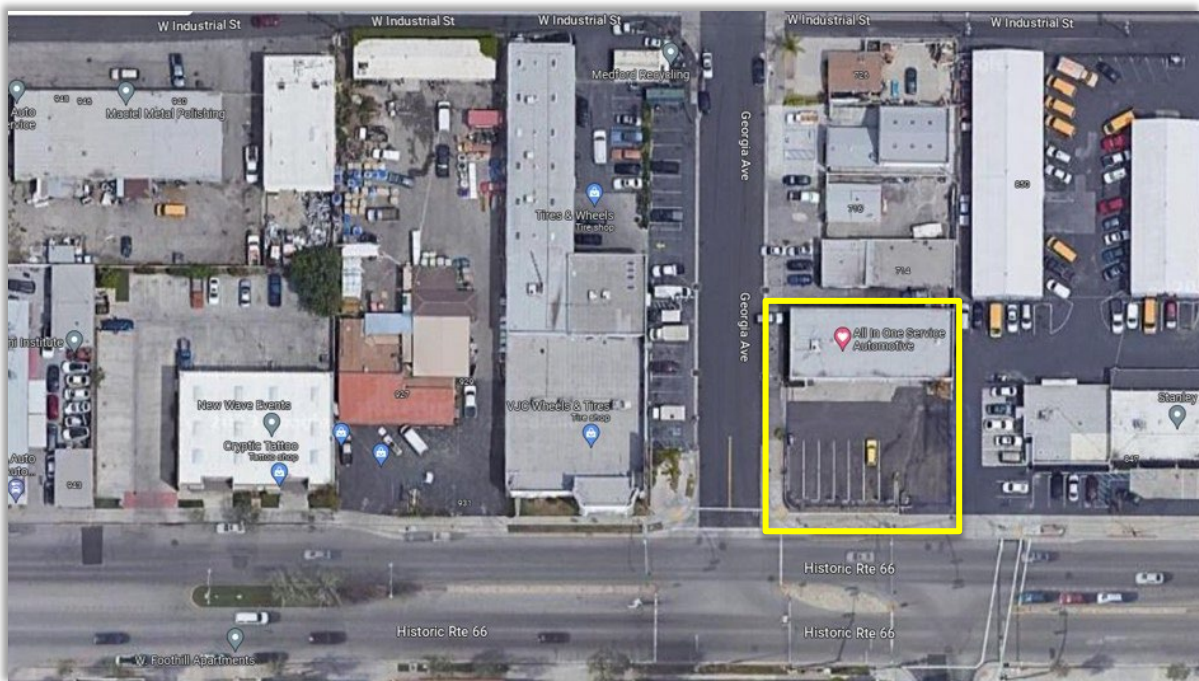
For Sale: 905 W. Foothill Blvd. Azusa, CA 91702

- Approximate 3,880 SF building located on the signalized intersection of Foothill Blvd & Georgia Ave- traffic count over 20K cars daily!
- Business & equipment included with five hoists, new 18K pound Hunter alignment machine, diagnostic systems, compressor, tools valued at \$150K.
- Three double-wide bays (19'x10'), good clearance (13"), large, fenced yard for over 20 cars, excellent building and Pole signage with high visibility and a freshly painted building.
- Newly renovated office area approx. 700 SF with a reception area, two restrooms and open work area. Service counter in warehouse area.
- Located on the border of Irwindale near Costco. Close access to the 210 and 605 freeways. Zoning DWL- West End Light Industrial which allows industrial, automotive and retail. Check with city for possible uses.



Property Description

Total Building Square Footage:	3,880 Square Feet
Lot Size:	11,073 Square Feet
Parking Spaces:	20 Spaces
APN:	8605-004-415
Year Built:	1974
Zoning:	DWL- West End Light Industrial Zone: allows light industrial, automotive, and retail uses.
Current Occupant:	All In One Service Automotive formerly Tim's Automotive for over 20 years.



Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com

*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. *



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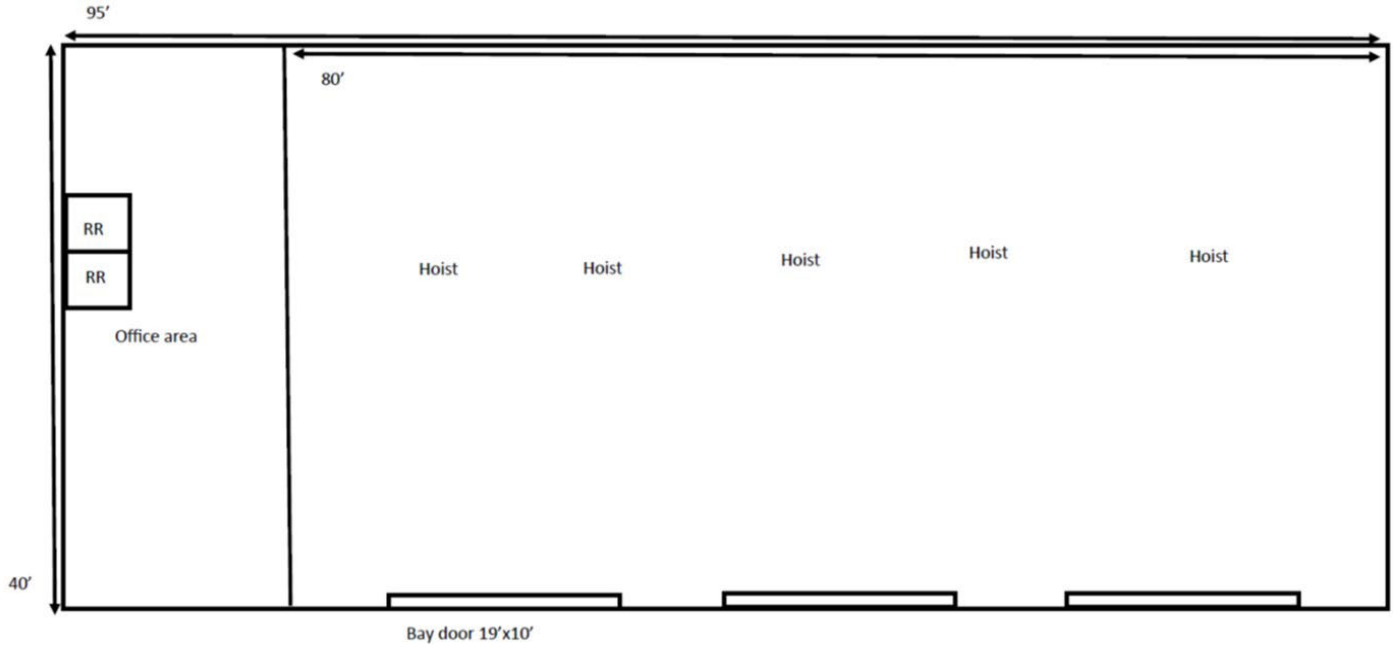
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905 W. Foothill Blvd Azusa Floor Plan



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2023)	60,393	320,084	1,012,574
Average HH Income	\$92,757	\$100,846	\$105,548
Median Home Value	\$623,061 2022 Data		



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