

Properties for Sale

1 1734 S. Baker Ave, Ontario, CA 91761



Property Details

Price	\$1,299,000
Building Size	6,000 SF
Lot Size	35,720 SF
Price/SF	\$216.50 /SF
Property Type	Industrial
Property Sub-type	Distribution Warehouse
Property Use Type	Business For Sale
No. Stories	1
Clear Ceiling Height	14 FT
Features	Fenced Yard Electricity/Power
Tax ID/APN	0113-422-07/08
Status	Active

Property Notes

Property Description

Buyer can purchase a fully operating Ice Cream Distribution company. The \$1,299,000 sales price includes Land, Buildings, and Business consisting of: 6,000 Sq. Ft. Building, 2 lots totaling 35,720 Sq. Ft., Business, furniture, fixtures and equipment. Inventory sold separately at close of escrow. This opportunity has added value, since the lots have Approx. 61 parking spaces with electricity supplied for storage of ice cream trucks. Month to month income is \$75.00 per truck, occupancy varies per season. There is a 500 Sq. Ft. Showroom, a 375 Sq. Ft. customer waiting area, 16,400 Cubic feet of freezer, 2 offices (one mobile, not in Sq. Ft. of building) , 3 bathrooms (one outside entrance for drivers) and a separate Aprox. 2,300 Sq. Ft. Mechanics shop for truck maintenance and repair with an above ground lift, 220/480 power and a air compressor. Ideal for cold storage business also. Business may be purchased separately for \$299,000. Seller will execute a long term lease. Terms negotiable. Seller may carry w/ reasonable Dn. Pymt. !!!All Brokers must make an appointment with listing both must be present for showing!!! Please do not talk to employees.

Location Description

Just north of the signalized intersection of Francis St. and Baker Ave, Apex 2 Blocks to Ontario International Airport freight center.

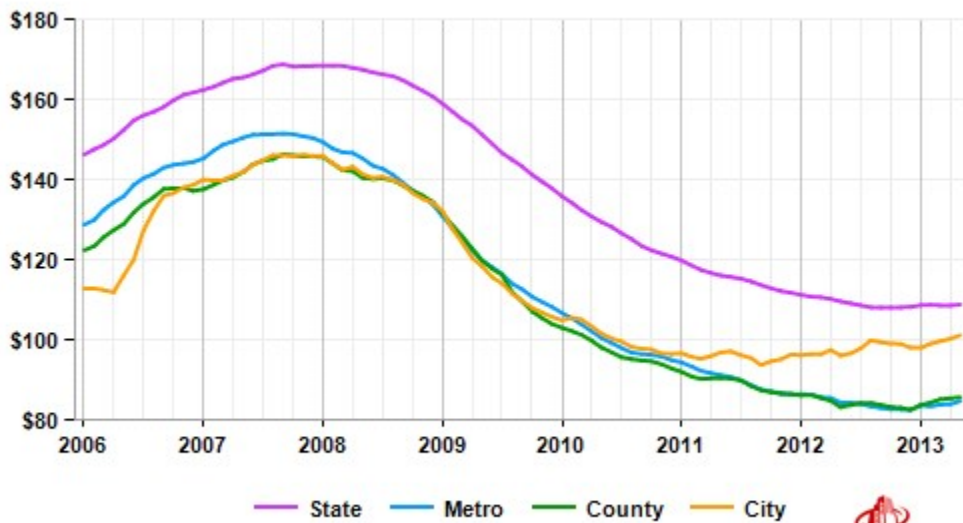
Photos





Market Trends

Asking Prices Industrial for Sale Ontario, CA (\$/SF)



	May 13	vs. 3 mo. prior	Y-O-Y
State	\$109	+0.1%	-0.7%
Metro	\$85	+1.5%	+0.4%
County	\$86	+1.5%	+3.0%
City	\$101	+2.1%	+5.3%

State Metro County City

