

for sale

1040-1042

# E. Wardlow Road

medical use

long beach | ca

CONTACT EXCLUSIVE LISTING AGENT FOR MORE INFORMATION:

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**CA DRE #00974881**

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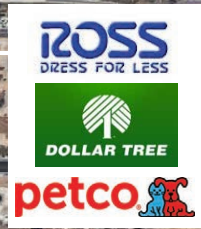


## Property Features

- A 4,783 SF office building on approximately 16,470 SF of land
- For Sale: \$2,200,000.00 (\$458 PSF)
- Type of Property: Office
- Built in 1974, brick construction
- Land parcels 7148-001-032 & 7148-001-033, currently divided into two units
- 5.6/1000 parking
- Medical uses allowed
- Close proximity to Bixby Knolls, 405 freeway, Downtown Long Beach
- One minute to 405 On/Off Ramp
- Large Yard
- Zoning: SH – CG & LB – CCA
- Located in the Long Beach Cannabis Green Zone



**Subject Property**



**MemorialCare Long Beach Medical Center**



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Amenities map

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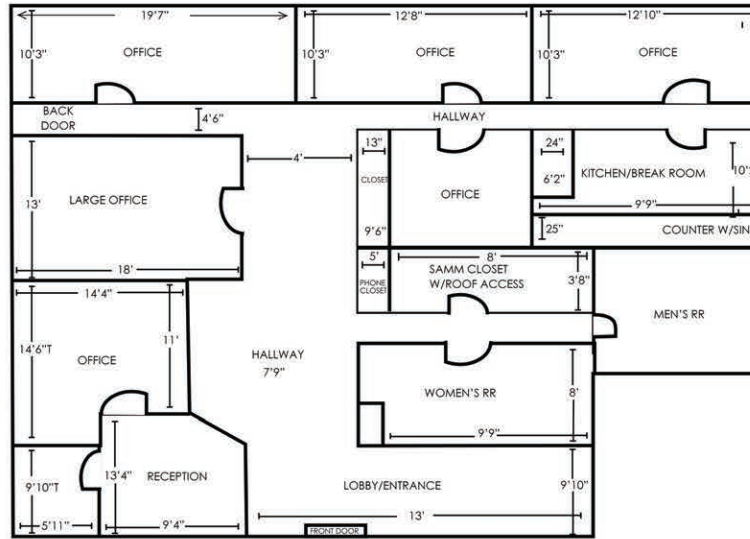
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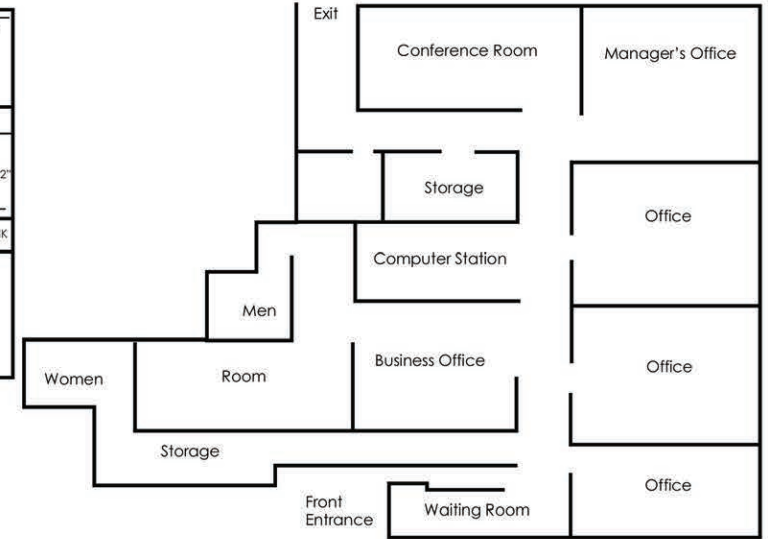
Floor Plans

E. Wardlow Rd

1042 E Wardlow Rd.



1040 E Wardlow Rd.



E Wardlow Road

\*Not to scale

1040-1042

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Location Map



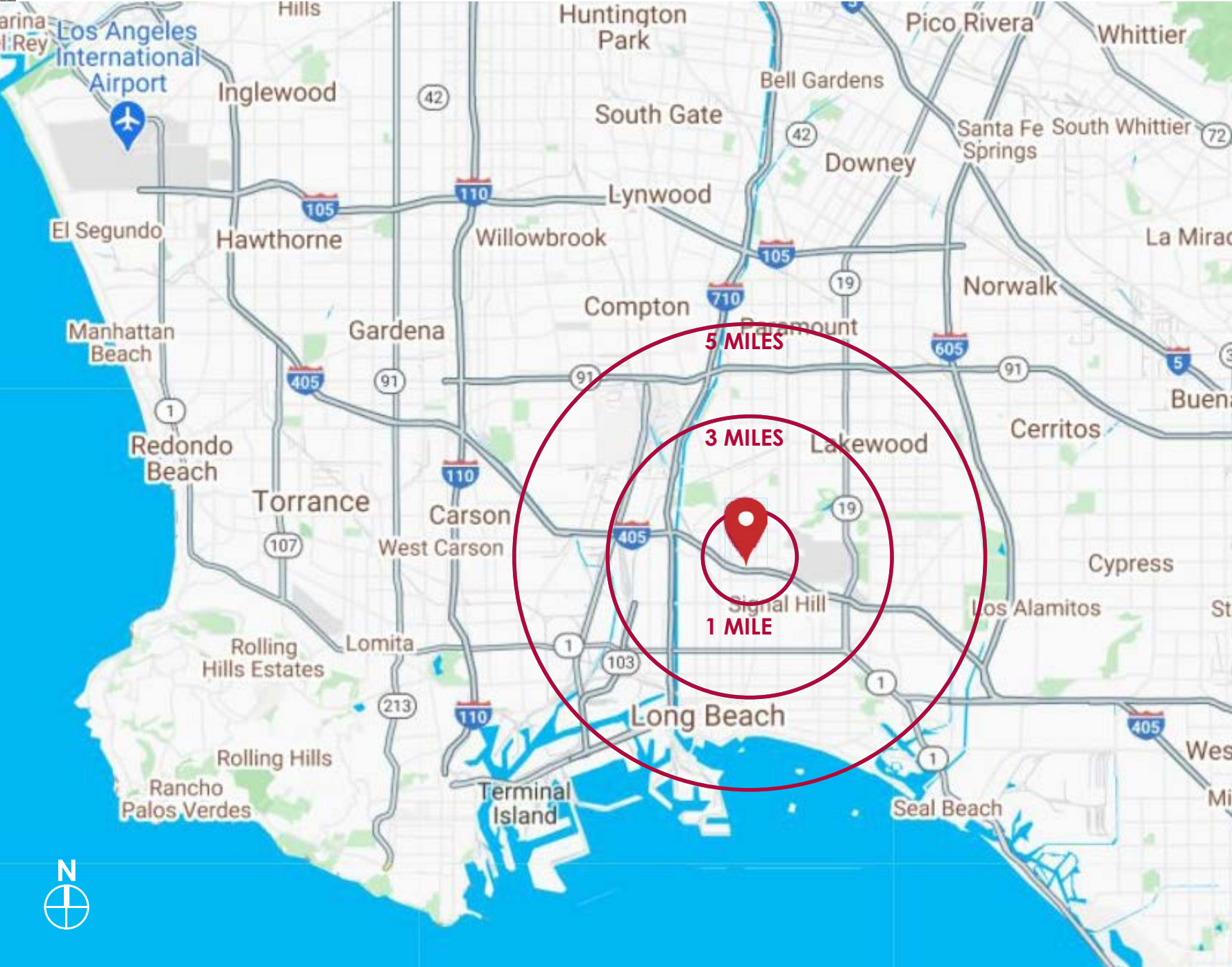
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