

3101 & 3121 E. Anaheim St.
LONG BEACH, CA 90804

Ingenious
asset group inc
Real Estate Management & Brokerage
CA DRE# 01905917
17277 Ventura Blvd Suite 207, Encino, CA 91316

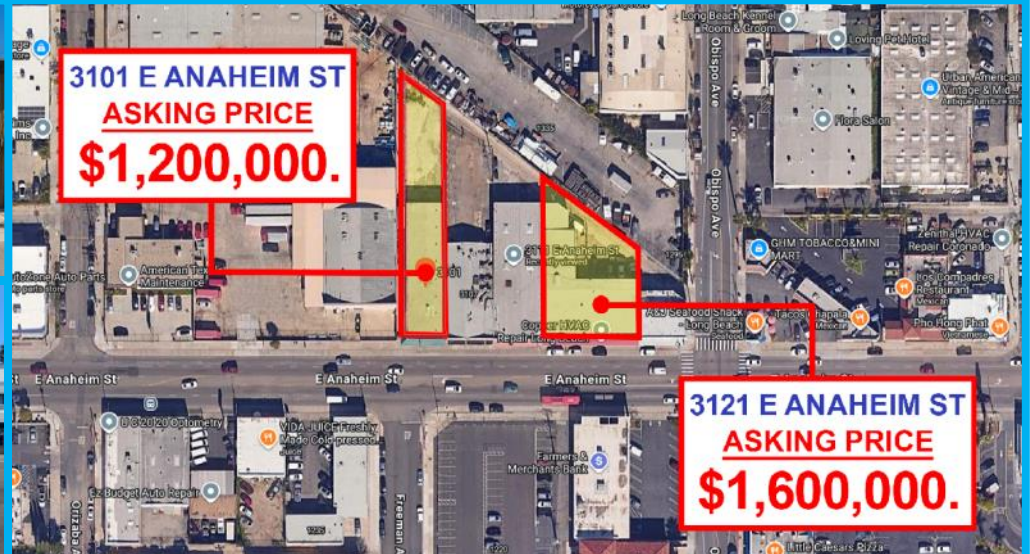
Investor Opportunity: Two Retail Properties in Long Beach. Offered Separately.



3101 E. Anaheim St



3121 E. Anaheim St



TRUST SALE. NO COURT CONFIRMATION REQUIRED.

- **3101 E ANAHEIM ST (APN: 7259-023-030/ 5,600 Bldg. SF/ 12,425 Lot SF/ MLS#26986393)**
Listed at \$1,200,000. (=\$214 per SF) - FOR SALE after 36 Years!
- **3121 E ANAHEIM ST (APN: 7259-023-027/ 8,443 Bldg. SF/ 11,484 Lot SF/ MLS#26986413)**
Listed at \$1,600,000. (=\$190 per SF) - FOR SALE after 37 Years! Four units.
- Vacant properties with rear parking and 16-foot ceiling heights, zoned LBIL.
- High-visibility location along E Anaheim St with strong traffic and convenient access throughout Long Beach, Los Angeles, and Orange County.
- Sold AS IS and WHERE IS with all faults, and without warranty, express or implied.
- Seller is an independent fiduciary and cannot make any representations as to the condition, history of the subject property. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to verify.

Call to schedule a Showing!



Vineendra "Vinny" Jain, MBA, CPM®
President, Broker/Officer
SALES@IAGPM.COM
(310) 207-2288
Cal DRE# 01413466



OUR SERVICES

Property Management | Brokerage | Commercial Leasing |
Receiverships | Conservatorship Management | Probate Sales
Asset(s) Served: Residential, Commercial, Industrial, and Office
Areas Served: Southern California

If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.