

FOR
SALE

OFFICE / R&D / FLEX BUILDING



253 VINEDO AVE * PASADENA * CALIFORNIA 91101

SALE PRICE: \$4,300,000 All Cash

NOI: \$225,744 (Building is 100% Leased to three (3) tenants)

ZONING: EPSP-D1-CL

LOT SIZE: 35,430 SQ FT

APN: 5750-032-016; 5750-032-017; 5750-032-018

BUILDING SIZE: 17,646 SQ FT

YEAR BUILT: 1955; Renovated 2004

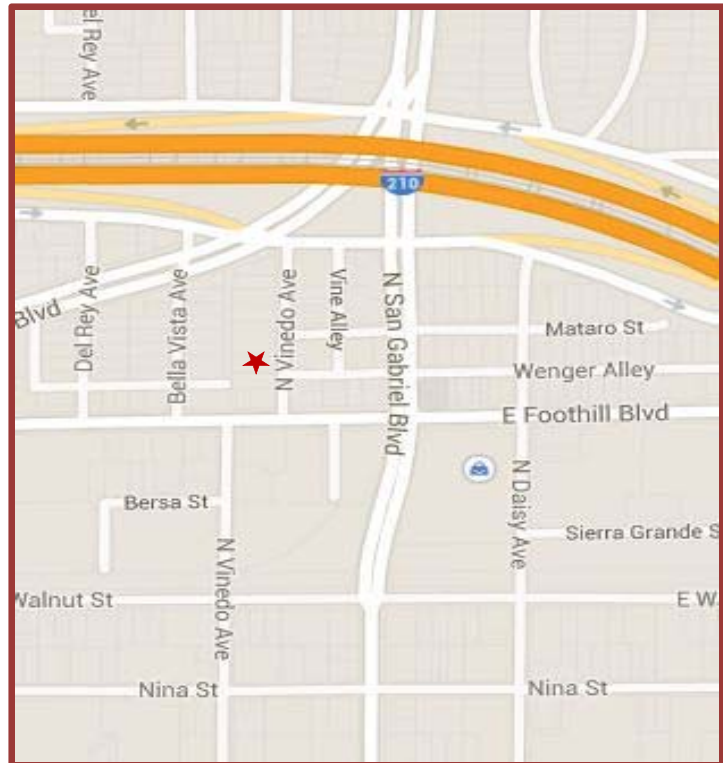
PARKING: Forty-six (46) Spaces in the surface parking lot.

FEATURES: *Excellent location in East Pasadena. Minutes away from Goldline station, 210 Freeway, and Hastings Ranch Retail.

*Each unit has a roll up door and separate utility meter.

Please do not disturb tenants. Please make appointment with agent.

Thank you!



For more Information, Contact:

Carole Walker

cwalker@redstonecre.com

Lic. # No. 01525534

Dan Alle

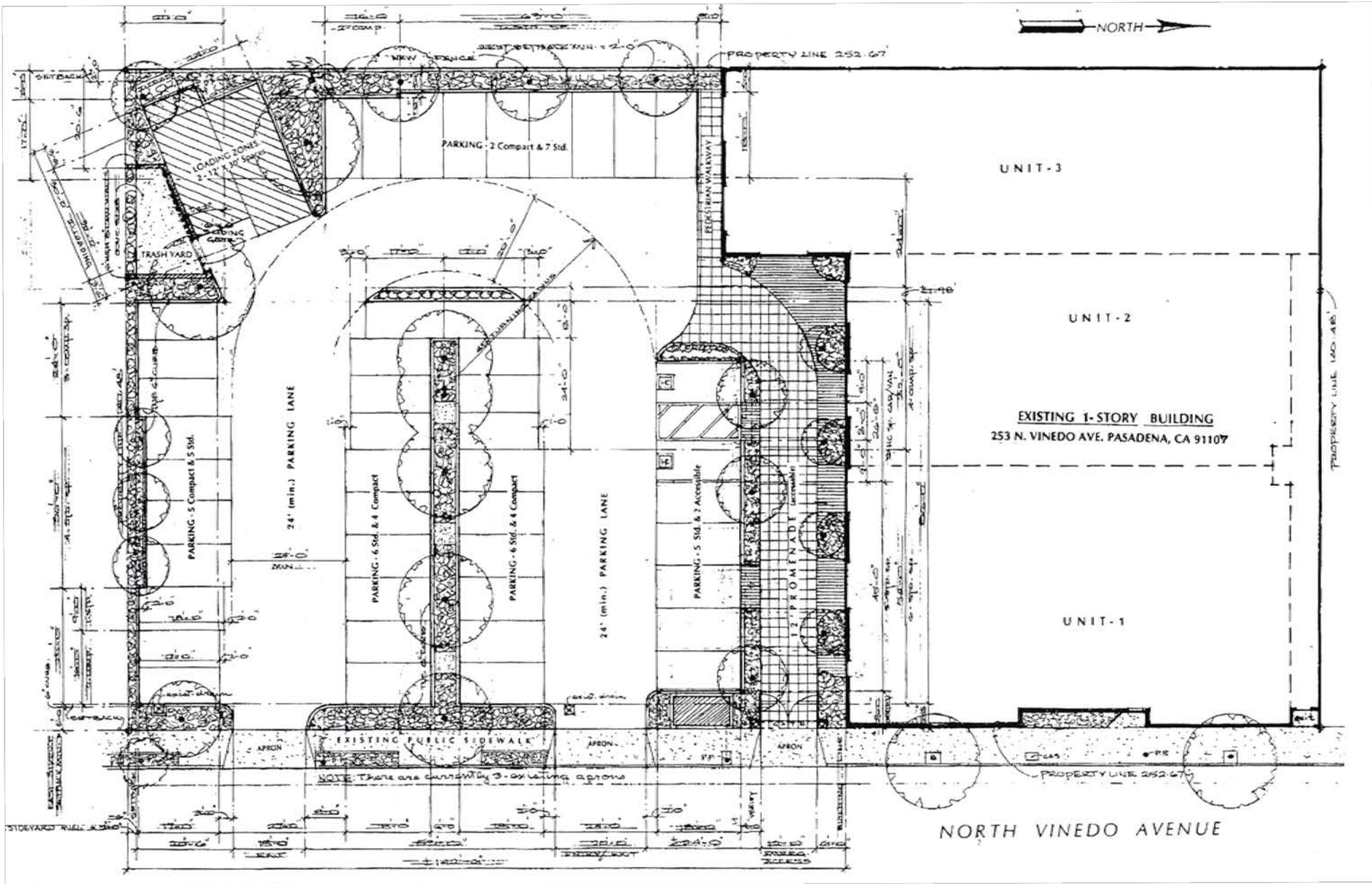
dalle@redstonecre.com

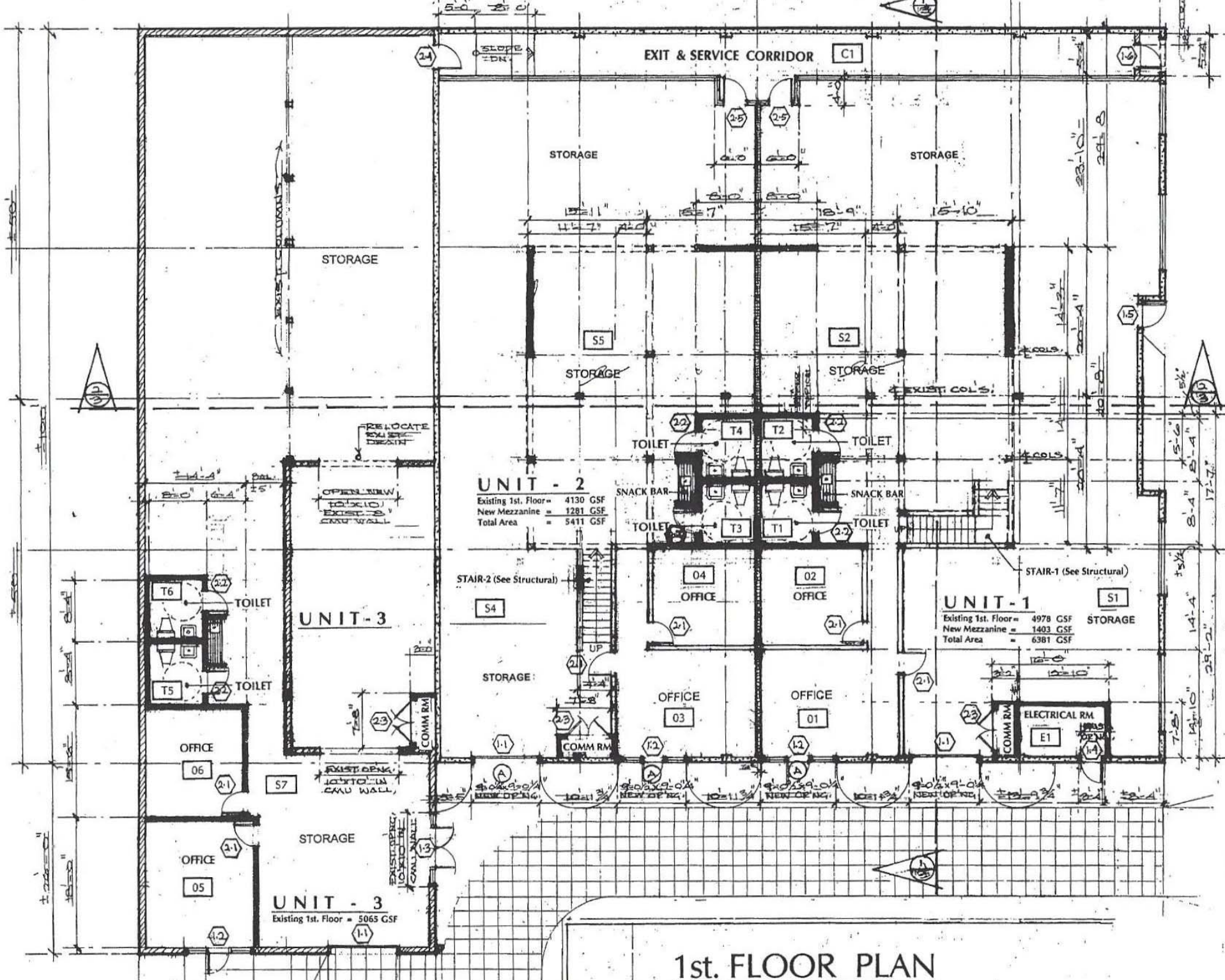
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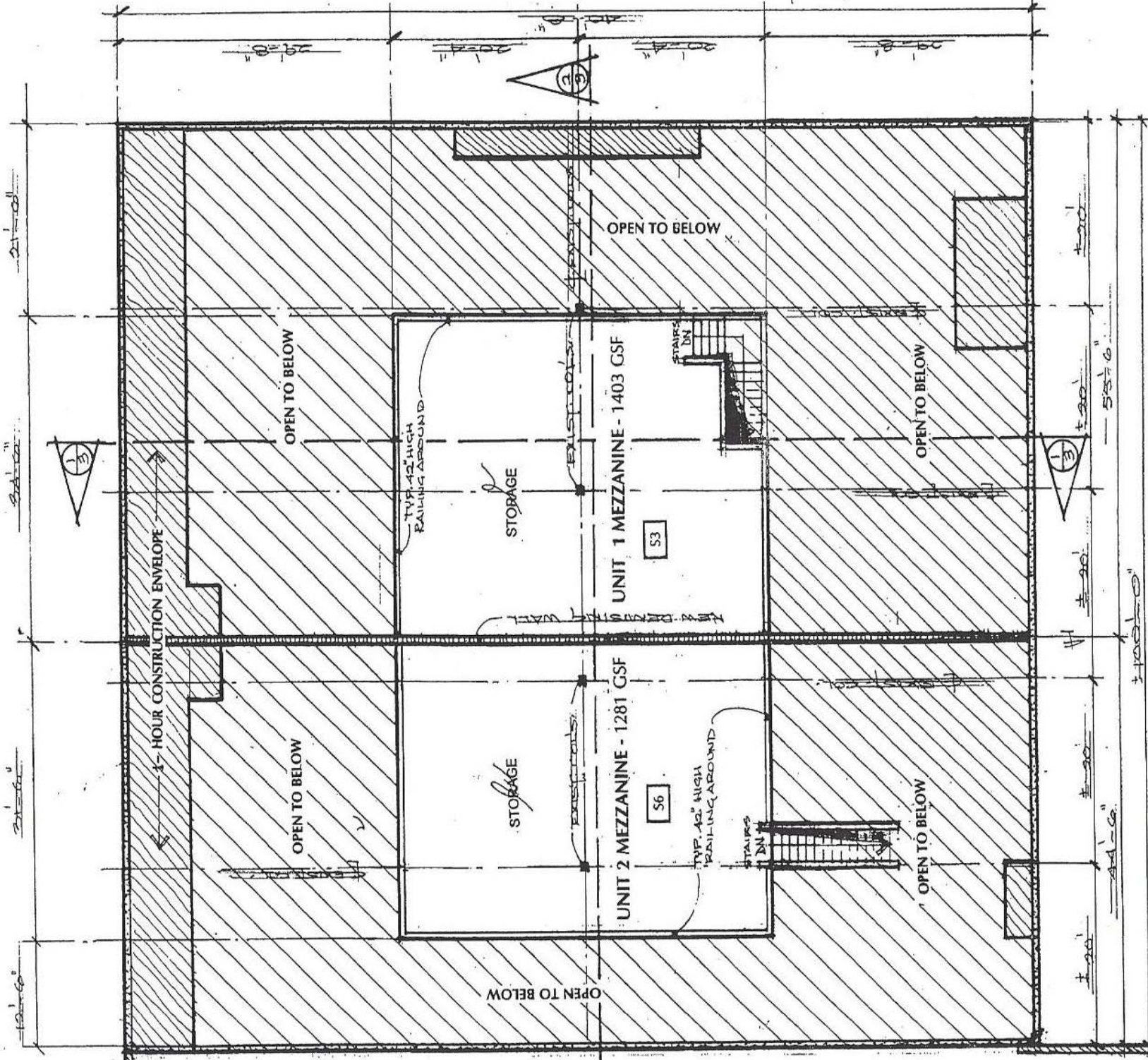
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1st. FLOOR PLAN

SCALE: 1/8" = 1' - 0"



MEZZANINE PLAN

SCALE: 1/8" = 1'-0"