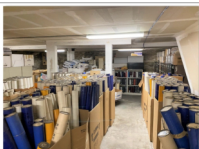
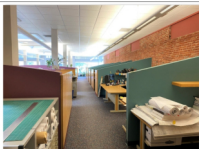
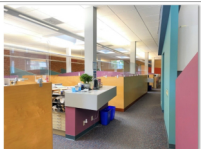




## 7,838 SF Free Standing Office/Retail Building

321-331 W. Sierra Madre Blvd. Sierra Madre, CA 91024

- Located in the heart of Sierra Madre on a corner location with excellent visibility. Large parking lot allows potential for medical, retail or office uses.
- The main floor has approximately 6,940 SF currently configured with a large reception area, large bull pen area split into private drafting pods, small conference room, large conference room, two private offices, two restrooms, breakroom and a supply room. Situated on 24,585 SF (0.57 acres) of land.
- Approx. 898 SF second floor ideal for additional administrative offices with two restrooms. Two electric panels give potential to split into multiple units.
- Approx. 1,368 SF Basement provides additional storage, not included in the square footage. The basement keeps low temperatures ideal for storage.
- Possible to split into multiple units and occupy a portion and lease out remainder of the building for income. Open layout provides flexibility.
- Restored brick along East and West walls circa 1922, skylights and windows provide excellent natural light throughout the space.



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