

FOR SALE

242

W COMMONWEALTH AVE

FULLERTON, CA 92832

AUTO REPAIR
PROPERTY & BUSINESS

STRATTON
COMMERCIAL REAL ESTATE

STRATTONCRE.COM



242

W COMMONWEALTH AVE

FULLERTON, CA 92832

FOR SALE
PROPERTY & BUSINESS
PRICE: \$7,675,000.00



Shaun Tramondo

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





OFFERING SUMMARY

242 W COMMONWEALTH AVE

AUTO REPAIR PROPERTY & BUSINESS FOR SALE

Stratton Commercial Real Estate is pleased to present 242 W. Commonwealth Avenue, Fullerton, CA, a rare opportunity to acquire an established auto repair business together with the real property.

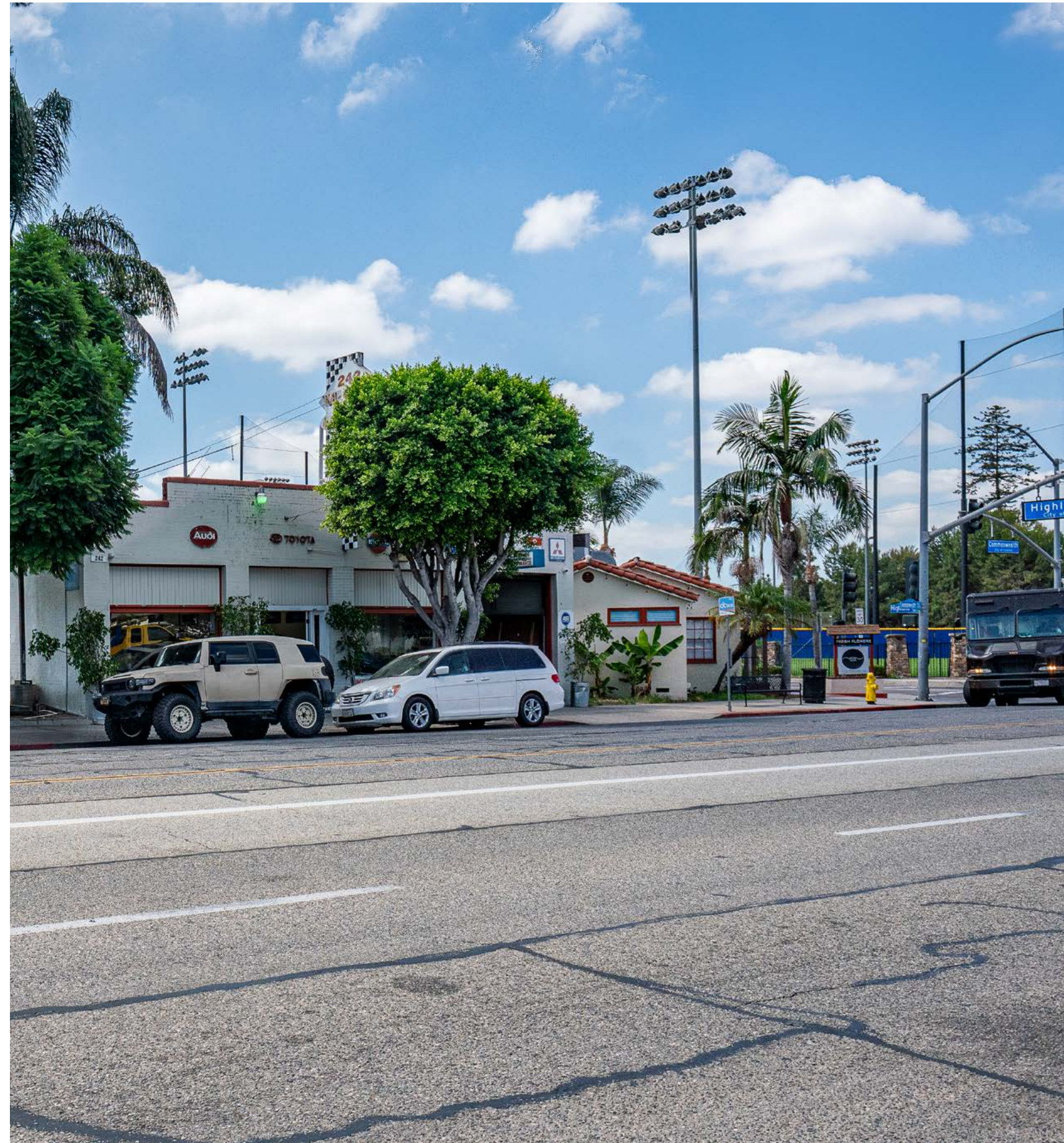
This ±6,884 square foot building is situated on a ±6,970 square foot lot with prominent frontage along Commonwealth Avenue, offering outstanding visibility and ease of access. Positioned just off the signalized corner of Commonwealth Avenue and Highland Avenue, the property enjoys consistent vehicle traffic and close proximity to Downtown Fullerton.

In addition to the on-site improvements, the offering includes the benefit of a long-term lease for the adjacent parking area, providing valuable supplemental parking and operational flexibility for the business.

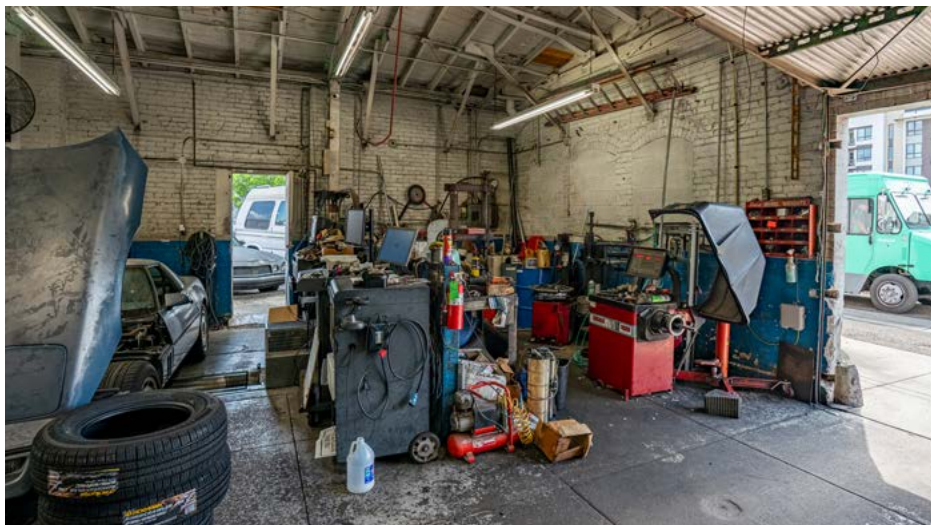
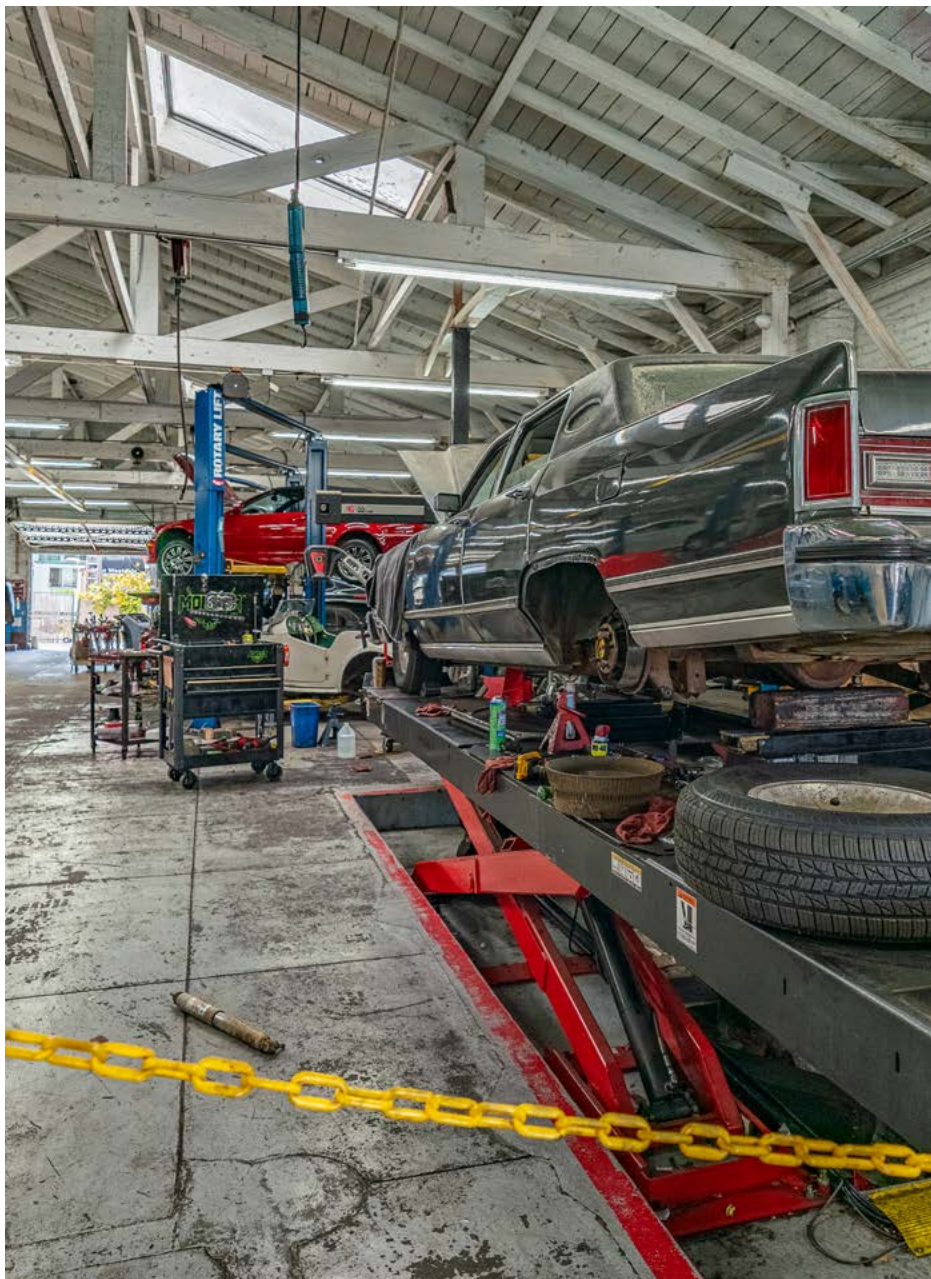
Zoned C-3-ROD (Central Business District Commercial with Residential Overlay District), the site is ideal for continued automotive use while also offering compelling future redevelopment potential, subject to city approvals.

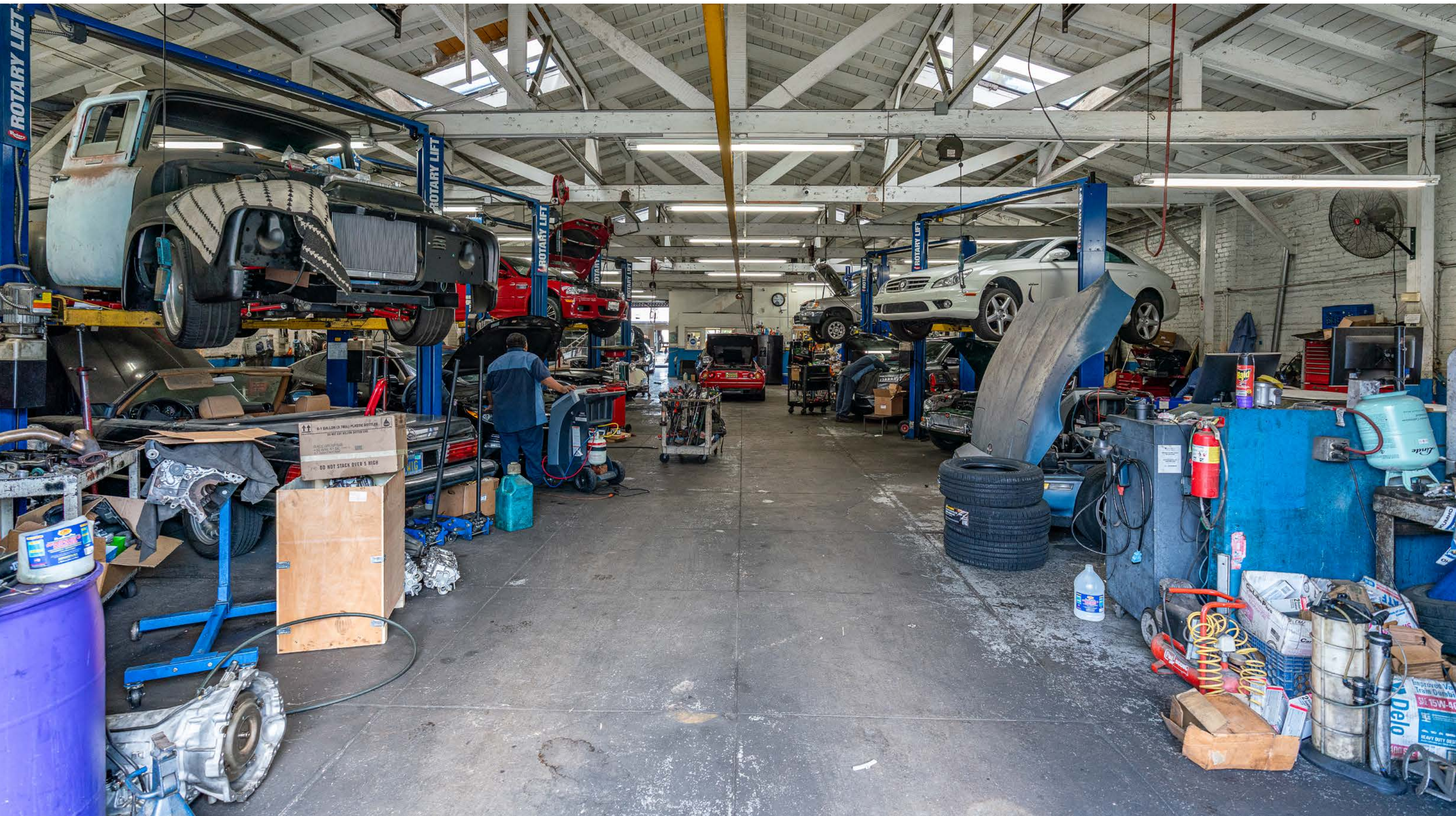
This offering presents a rare opportunity for an owner-user to acquire an established auto repair business together with a strategically located commercial property in the heart of Fullerton. For more information or to schedule a private tour, please contact Shaun Tramondo.

BUILDING SQ.FT	6,884±
LOT SIZE SQ.FT	6,970±
YEAR BUILT	1922
APN(S)	032-241-02
ZONING	C-3-ROD











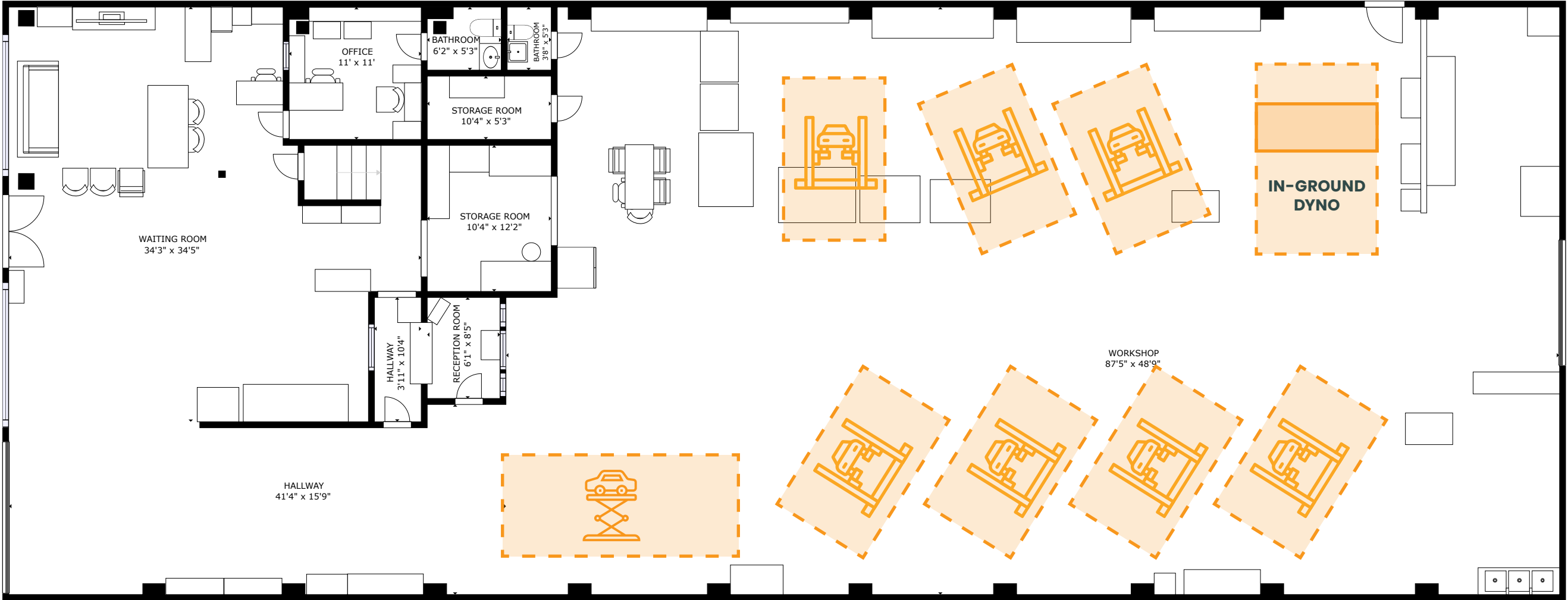


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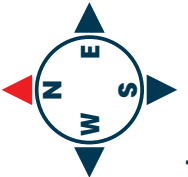
W COMMONWEALTH AVE

FULLERTON, CA 92832

FLOOR PLAN
FIRST FLOOR



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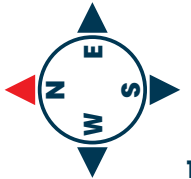
242
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FLOOR PLAN
SECOND FLOOR



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**FOR SALE - AUTO REPAIR
PROPERTY & BUSINESS**

FOR MORE INFORMATION:



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