



FOR SALE/LEASE



SPECIALTY



±1,915 SF



## 8205 Somerset Blvd

Paramount, California 90723

### Property Highlights

- Ambulance Transportation Services Facility
- Exceptional Owner-User or Lease Opportunity
- Gated with Block Wall Yard
- Minutes to the 91, 105, 710, and 605 Freeways
- Fully Permitted for 24 hour operation
- Office, Kitchens, Shower, and Sleep Quarters



www.naicapital.com

**Randy Matusoff, CCIM, SIOR**

Executive Vice President | 310.878.6900 x6915

rmatusoff@naicapital.com | CalDRE #00971273

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



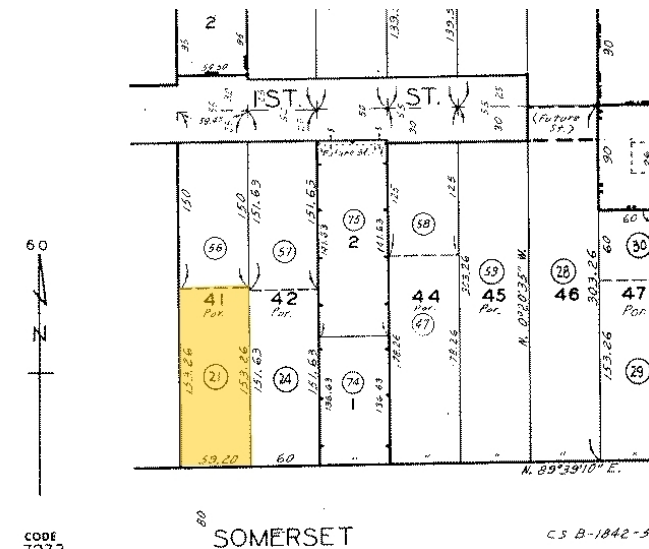
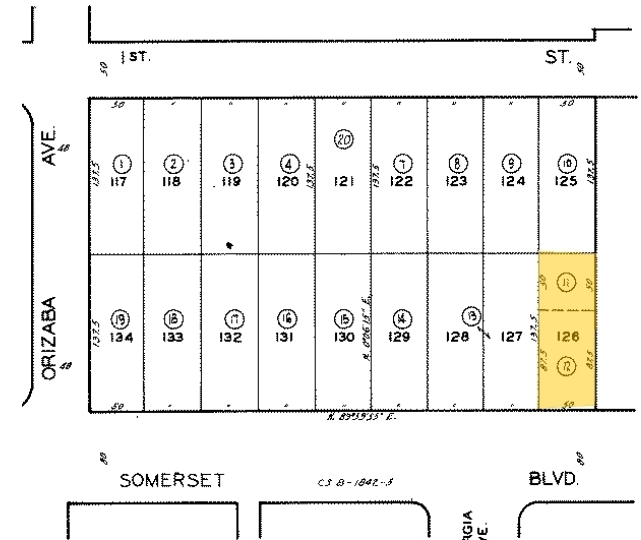
FOR SALE/LEASE



SPECIALTY



±1,915 SF



www.naicapital.com

**Randy Matusoff, CCIM, SIOR**

Executive Vice President | 310.878.6900 x6915

matusoff@naicapital.com | CalDRE #00971273

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474



FOR SALE/LEASE



SPECIALTY



±1,915 SF

Sale Price	\$1,400,000
------------	-------------

Lease Rate	\$7,200.00 NNN PER MONTH
------------	--------------------------

### LOCATION INFORMATION

Street Address	8205 Somerset Blvd
City, State, Zip	Paramount, CA 90723
County	Los Angeles
Traffic Counts	±16,153 (Paramount Blvd & Georgia Ave) (2022 Source: CoStar)

### PROPERTY INFORMATION

Property Type	Office/Yard
Zoning	PACM
Lot Size	±16,242 SF(Per Tax Roll)
APN #	6241-012-012, 6241-012-011, 6241-008-021

### BUILDING INFORMATION

Building Size	(Bldg 1) 955 SF ( Per city documentation) (Bldg 2) 960 SF ( Per city documentation)
Number of Floors	1
Year Built	(Bldg 1) 1947/ 2007 remodeled (Bldg 2)2011
Number of Buildings	2
Parking Spaces	14+

### PROPERTY OVERVIEW

8205 Somerset is a strategically located, fully permitted ambulance transportation services facility for 24-hour operation designed to efficiently manage emergency and non-emergency medical transportation operations. Call for emergency transportation details.

One building is administrative offices with a kitchen that can house management personnel responsible for overseeing operations, scheduling, billing, and compliance with regulatory requirements. The other building has a kitchen, showers and sleep quarters.

An expansive yard provides 14 single space spots for emergency vehicles plus space to park additional vehicles.

### DO NOT DISTURB TENANT

Call or Email agent for additional information.

Buyer to verify all information.

