

### Property Overview - 5764 E 2nd Street, Long Beach

**Price** \$5,475,000

Building Size ±11,940 SF

Lot Size ±7,205 SF

Year Built 2001

Zoning Commonial Commonial

Commercial

**APN** 7243-013-039

Use Retail / Wine Storage / Residential

**Other Features** 

 Three Stories Consisting of Four Commercial Units and Two residential Units

- Operating Wine Locker Business in Place on 2nd Floor
- Elevator Access to 2nd Floor
- Mixed-Use Building in the Heart of Naples
- Dedicated Staircase to Residential Units on 3rd Gloor
- Majority of Building will be Delivered Vacant



## Property Overview - 5780 E 2nd Street, Long Beach

**Price** \$1,100,000

Building Size ±1,251 SF

Lot Size ±2,408 SF

Year Built 1944

Zoning CNP -Neighborhood Pedestrian-Oriented Commercial

**APN** 7243-013-015

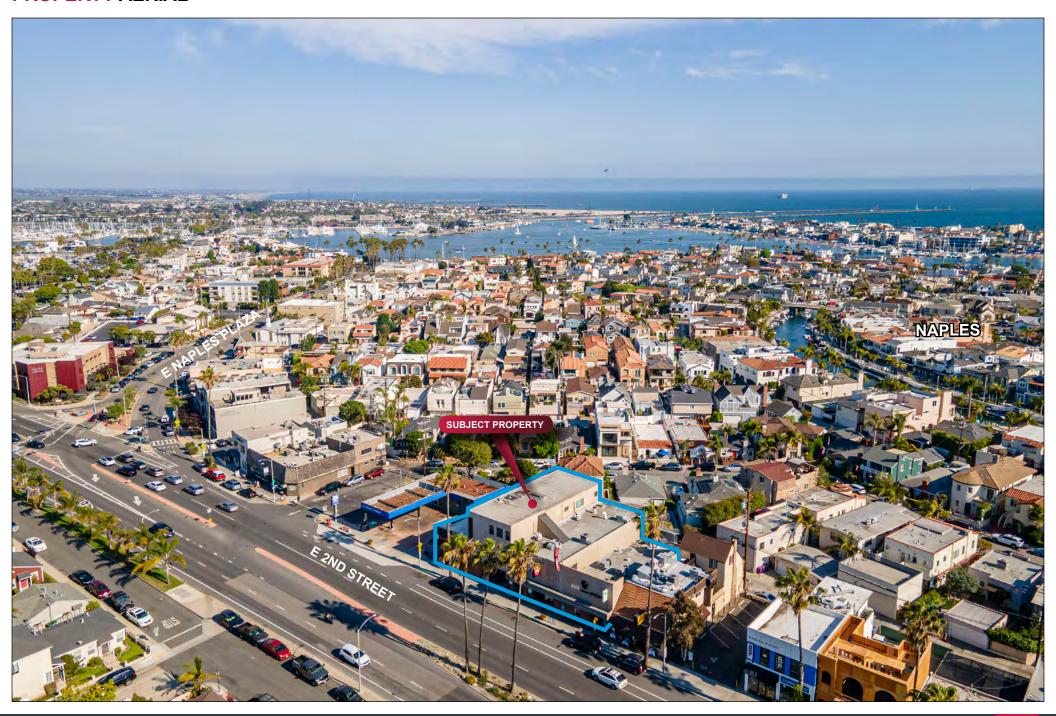
Use Quick Service Restaurant

**Other Features** 

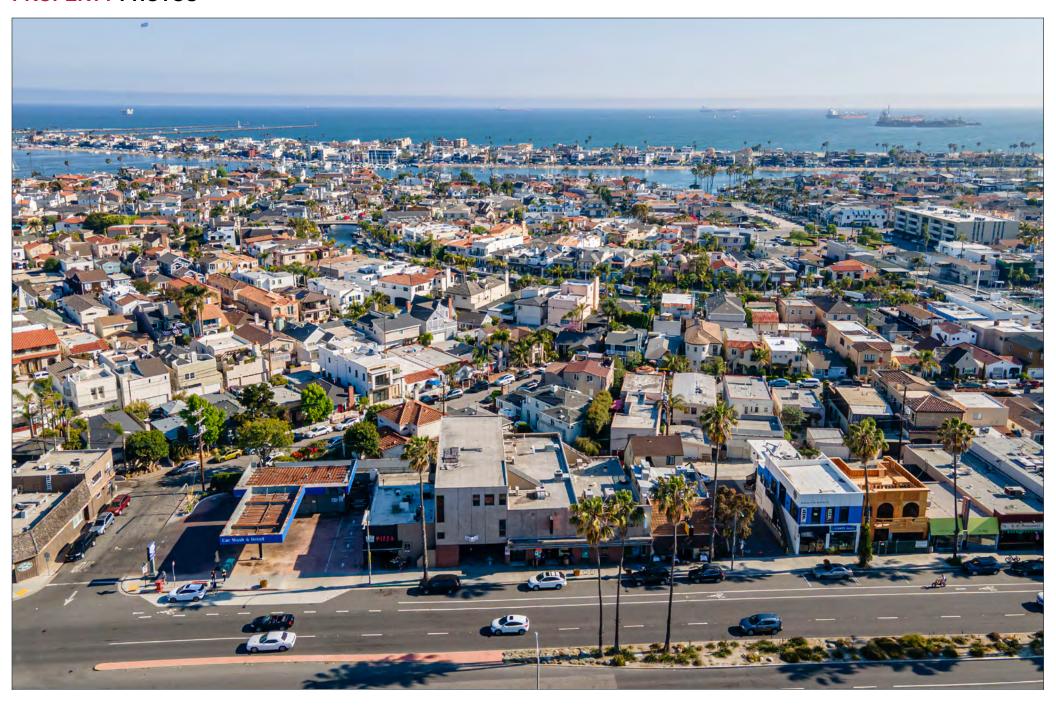
- Freestanding Restaurant Building in the Heart of Naples
- · Lease in Place with Valentino's Pizza
- Prime Street frontage on E 2nd Street (42,434 Cars Per Day)
- Three On-Site Parking Stalls Along Alley



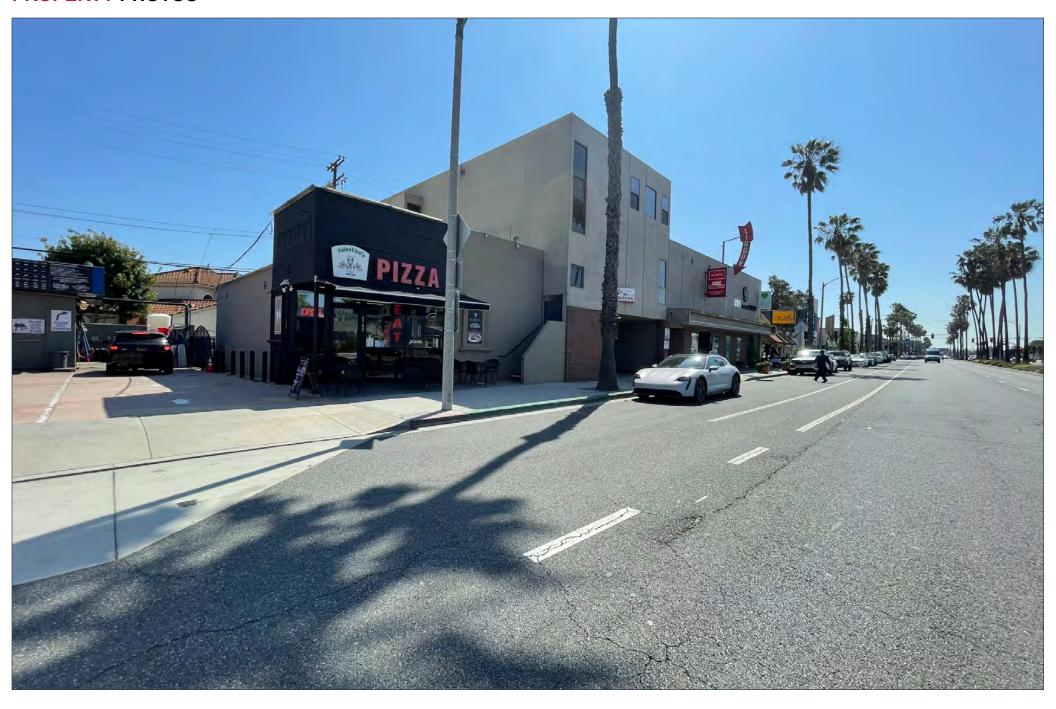
### **PROPERTY AERIAL**



## **PROPERTY PHOTOS**



## **PROPERTY PHOTOS**



### **PROPERTY PHOTOS - GROUND FLOOR**





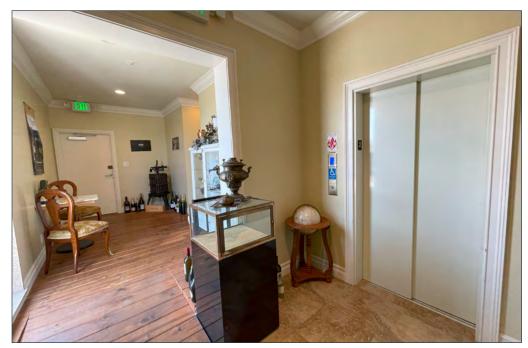




## **PROPERTY PHOTOS - SECOND FLOOR**









## **PROPERTY PHOTOS - THIRD FLOOR**

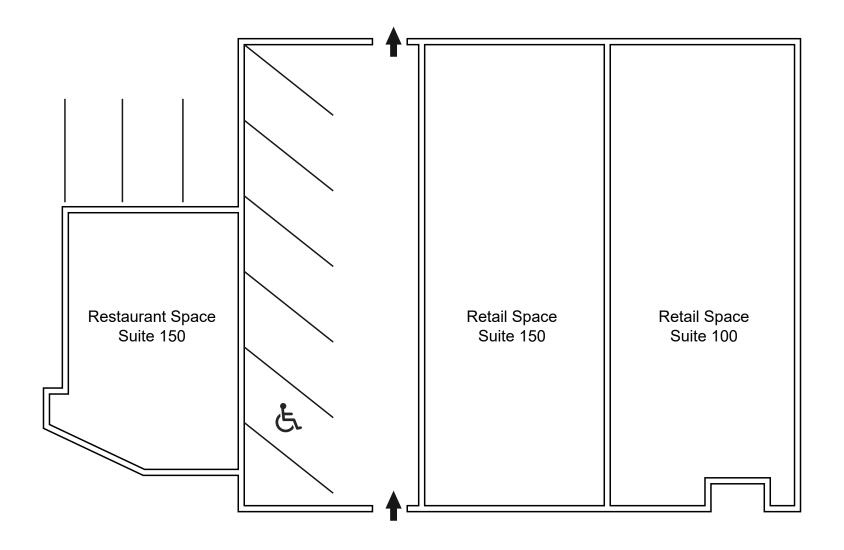






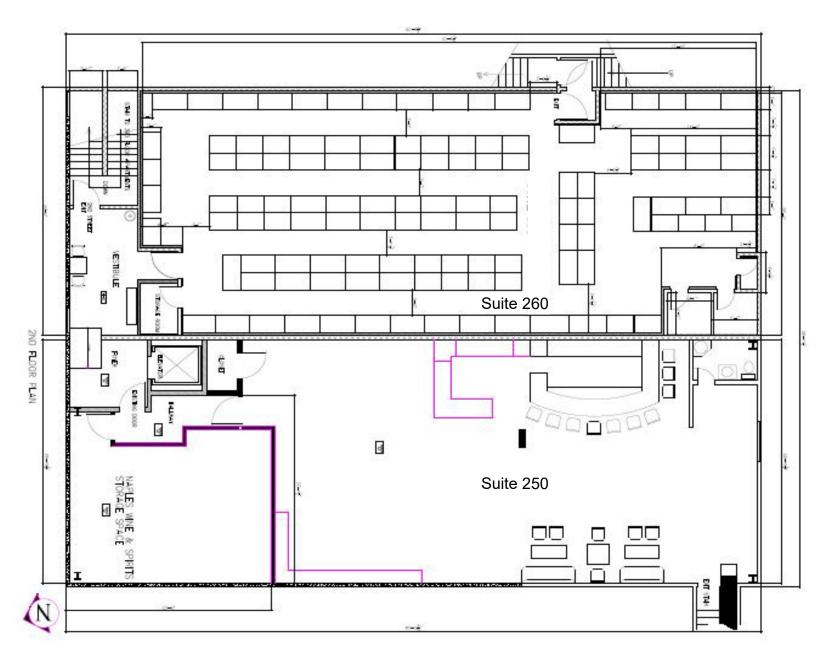


### **GROUND FLOOR - FLOOR PLAN**



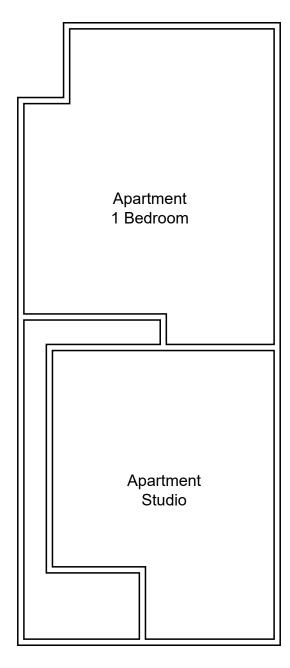
<sup>\*</sup> Please be advised that the above floor plan is for general reference purposes only and is not drawn to scale \*

### **SECOND FLOOR - FLOOR PLAN**



<sup>\*</sup> Please be advised that the above floor plan is for general reference purposes only and is not drawn to scale \*

### **THIRD FLOOR - FLOOR PLAN**



<sup>\*</sup> Please be advised that the above floor plan is for general reference purposes only and is not drawn to scale \*





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