

QUEEN ANNE STYLE VICTORIAN FOR SALE

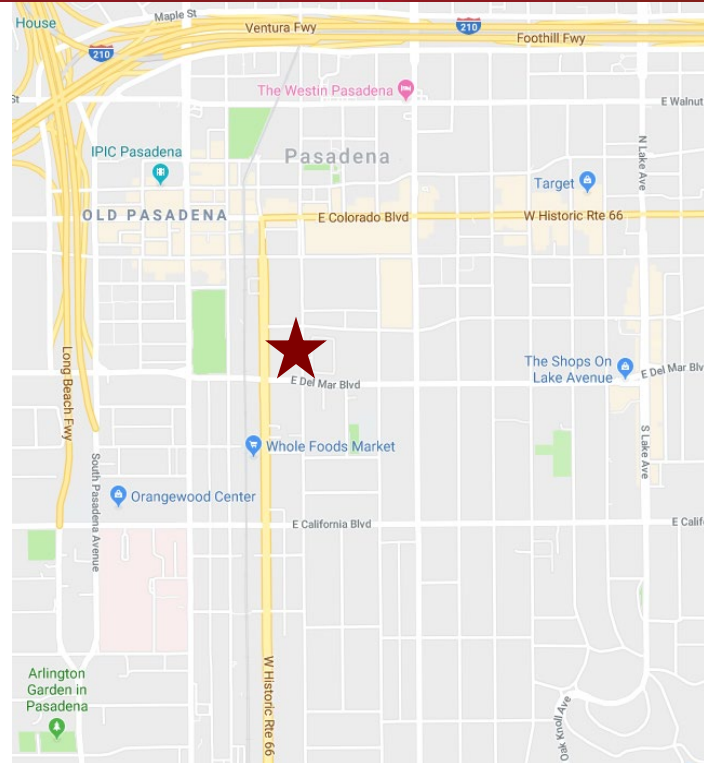


253-255 S. MARENGO AVENUE, PASADENA, CA

FOR SALE

SQUARE FOOTAGE:	255 Marengo (Main House) – 3,991 SF 253 Marengo (Carriage House) – 1,118 SF TOTAL – 5,109 SF
ASKING PRICE:	\$3,000,000.00
YEAR BUILT:	1893. Renov. 1980
LEASEHOLD (Carriage House):	\$3.13, MG per sq. ft. Expiration 09/30/22. No Options.
HISTORIC SITE:	Added November 25, 1980.
PARKING:	Ten (10) parking spaces in private lot behind the building.
SELLER LEASE BACK	Seller to lease back offices until 03/31/22 at \$3,000/month.
DESCRIPTION:	<ul style="list-style-type: none">* One of a kind historic office located in prime Pasadena area.* Walking distance to Pasadena Conference Center and Sheraton Hotel.* Wood molding around interior windows and doors.

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



For more Information, Contact:

Dan Alle

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Lic. # No. 01017941

Carole Walker

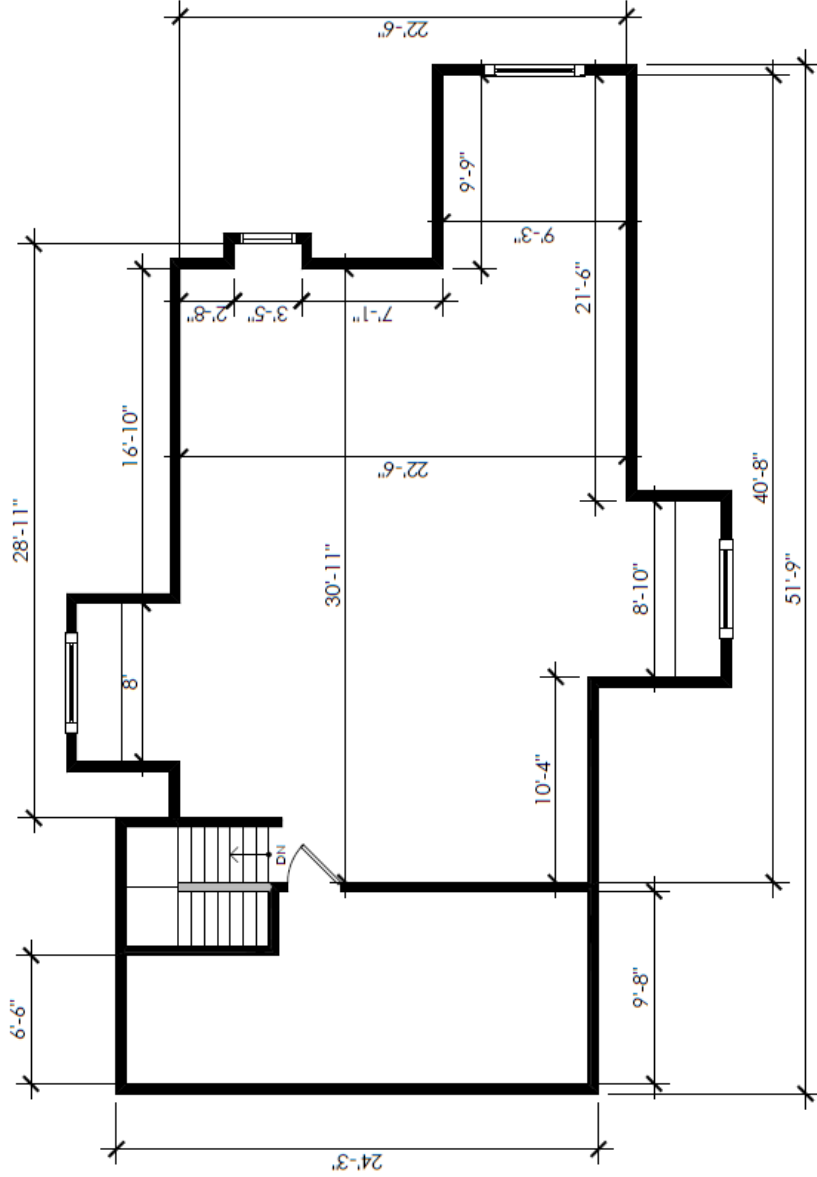
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Redstone
COMMERCIAL REAL ESTATE



1,183 GROSS SF

1/8" = 1'-0"



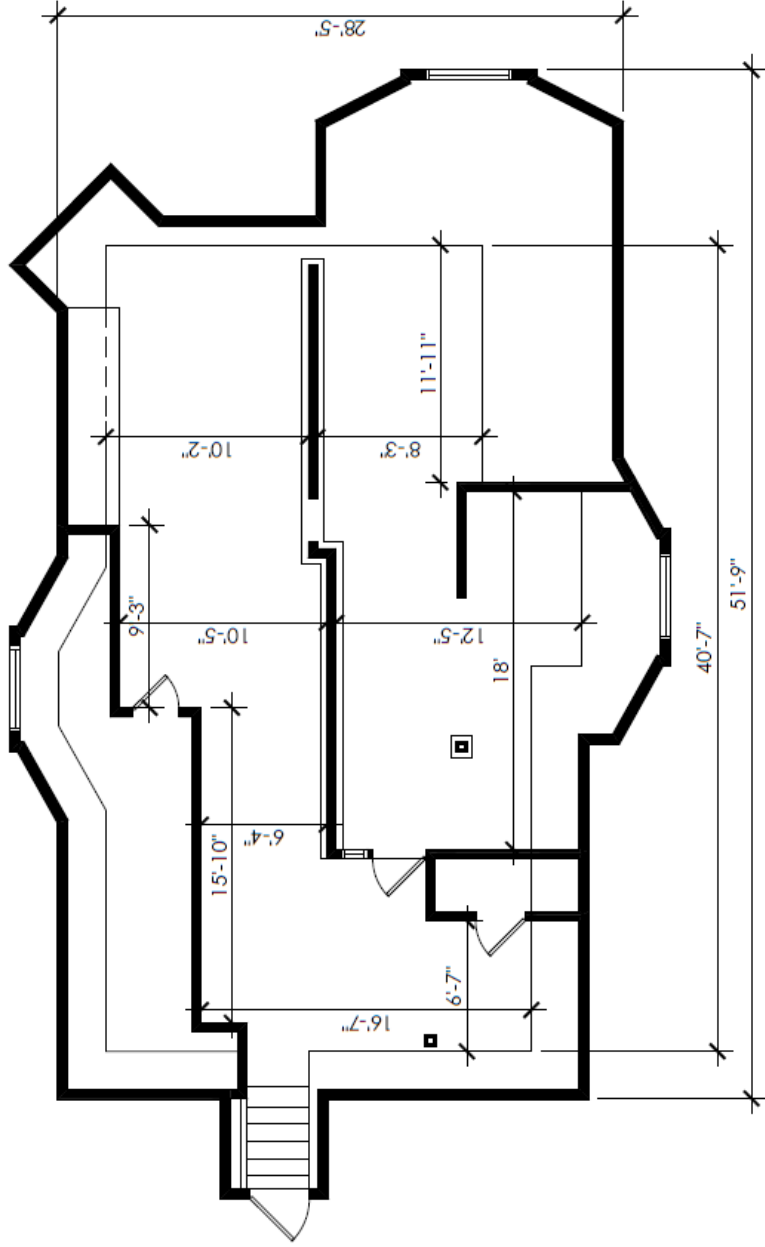
24-013
 PROJECT
 3rd FLOOR
 AS-BUILT

DATE	ISSUE
08.18.11	FOR REVIEW

255 S. MARENCO AVE.
 PASADENA, CA 91101

AB.3

3'x4'
 SCALE: 1/8" = 1'-0"



1,418 GROSS SF

1/8" = 1'-0"

Project: 24-013

BASEMENT
AS-BUILT

Date: _____
 Drawn: _____
 Checked: _____
 Approved: _____

255 S. MARENGO AVE.

PASADENA, CA 91101

AB.4

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