



3404 E Olympic Blvd

3404 E Olympic Blvd, Los Angeles, CA 90023

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3404 E Olympic Blvd

\$1,250,000

This is a rare and fantastic opportunity to own a corner industrial property with office and outdoor work area, all located within the Federal Opportunity Zone! It is a perfect property for an owner-user but it can be developed into anything your dream of! The property is in a prime location just blocks from the 5, 710, 60, and 110 freeways, situated on highly trafficked Olympic Blvd, offering excellent visibility. Zoned LA City M2-1-CUGU, the property allows for various light industrial uses, making it ideal for industrial or commercial businesses. The property is currently occupied by the seller, but it can be rented out providing potential for rent income. The industrial building includes an office, outdoor work area, automatic gate and security door. Located within both the State Enterprise and Federal Opportunity Zones, this...

- Heavy traffic throughout the day
- One of the few remaining industrially zoned properties in Los Angeles
- Easy access to freeways
- Easy access to Los Angeles Downtown



Price: \$1,250,000

Property Type: Industrial

Property Subtype: Manufacturing

Building Class: C

Sale Type: Owner User

Lot Size: 0.07 AC

Rentable Building Area: 760 SF

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No. Stories: 1

Year Built: 1954

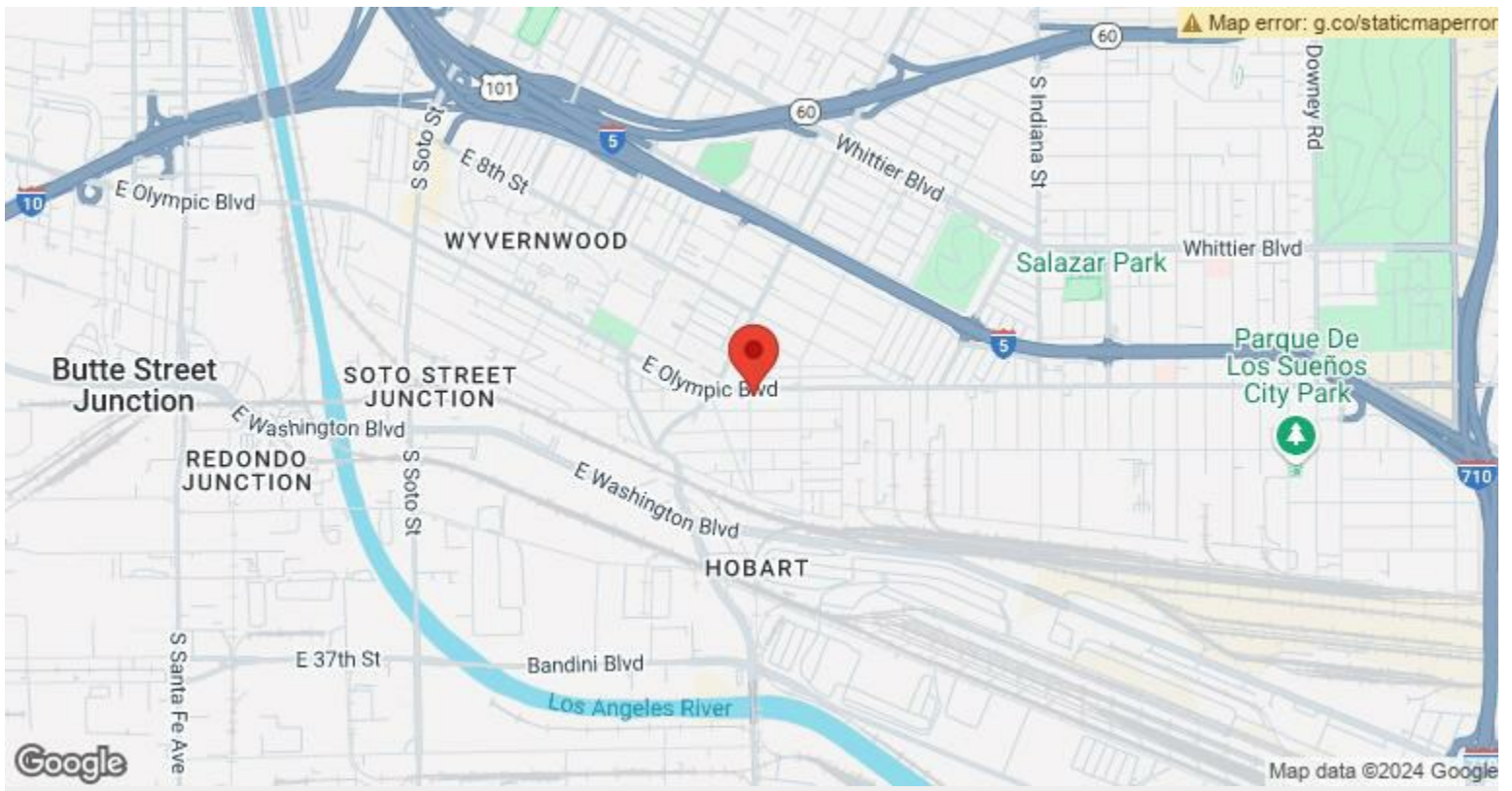
Tenancy: Multiple

Parking Ratio: 0/1,000 SF

Clear Ceiling Height: 8 FT

No. Drive In / Grade-Level Doors: 1

Zoning Description: LAM2

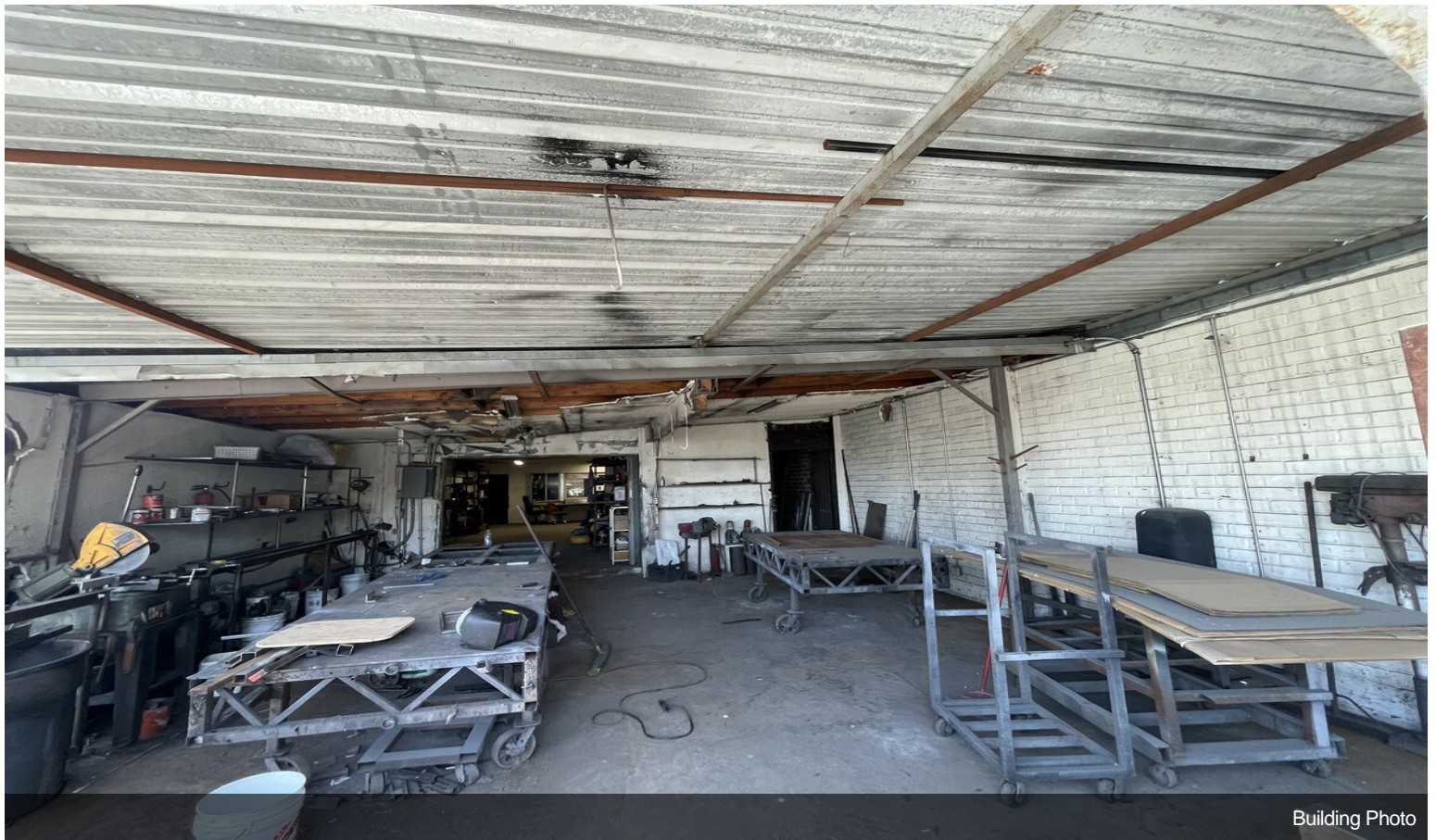


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Property Photos

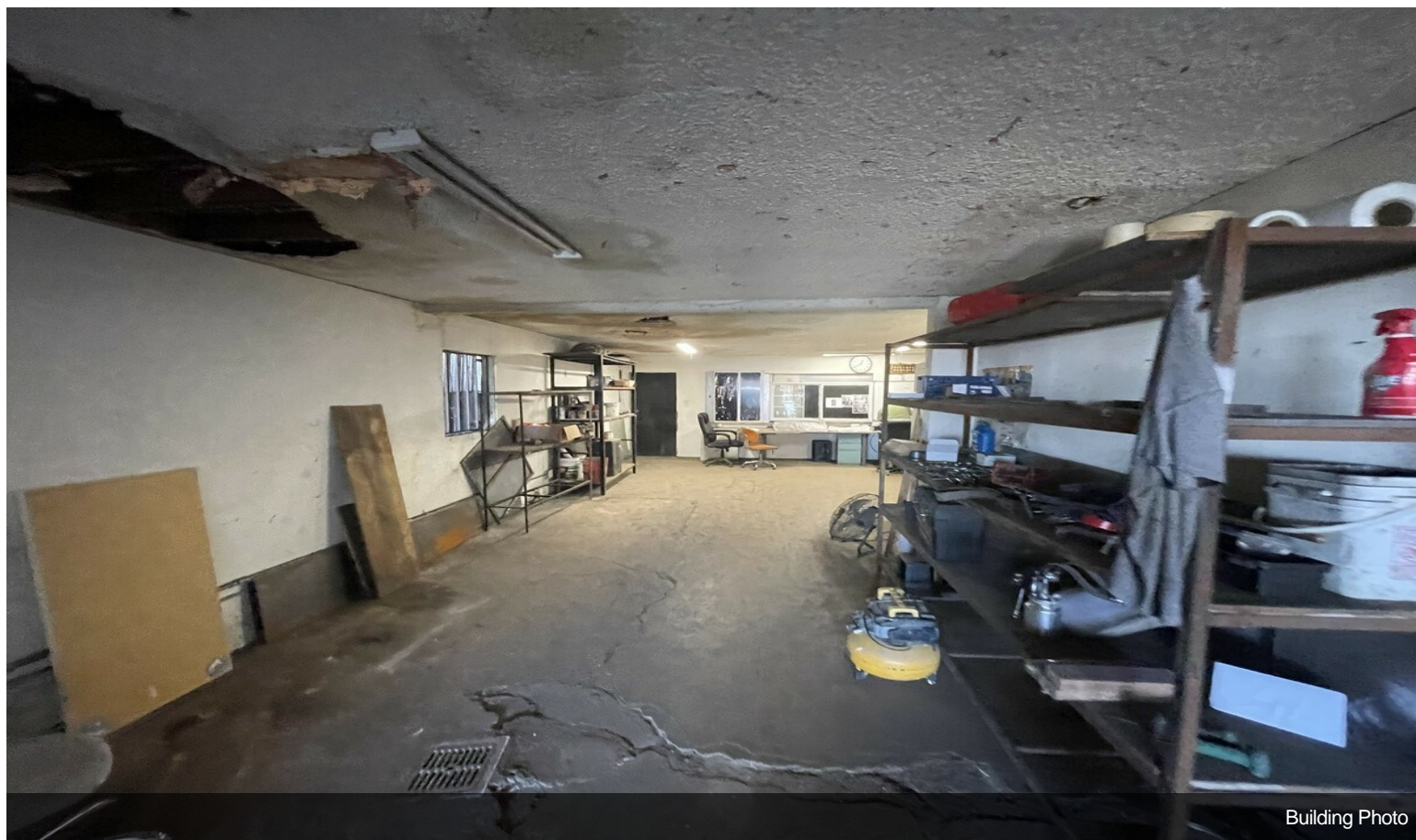


Building Photo

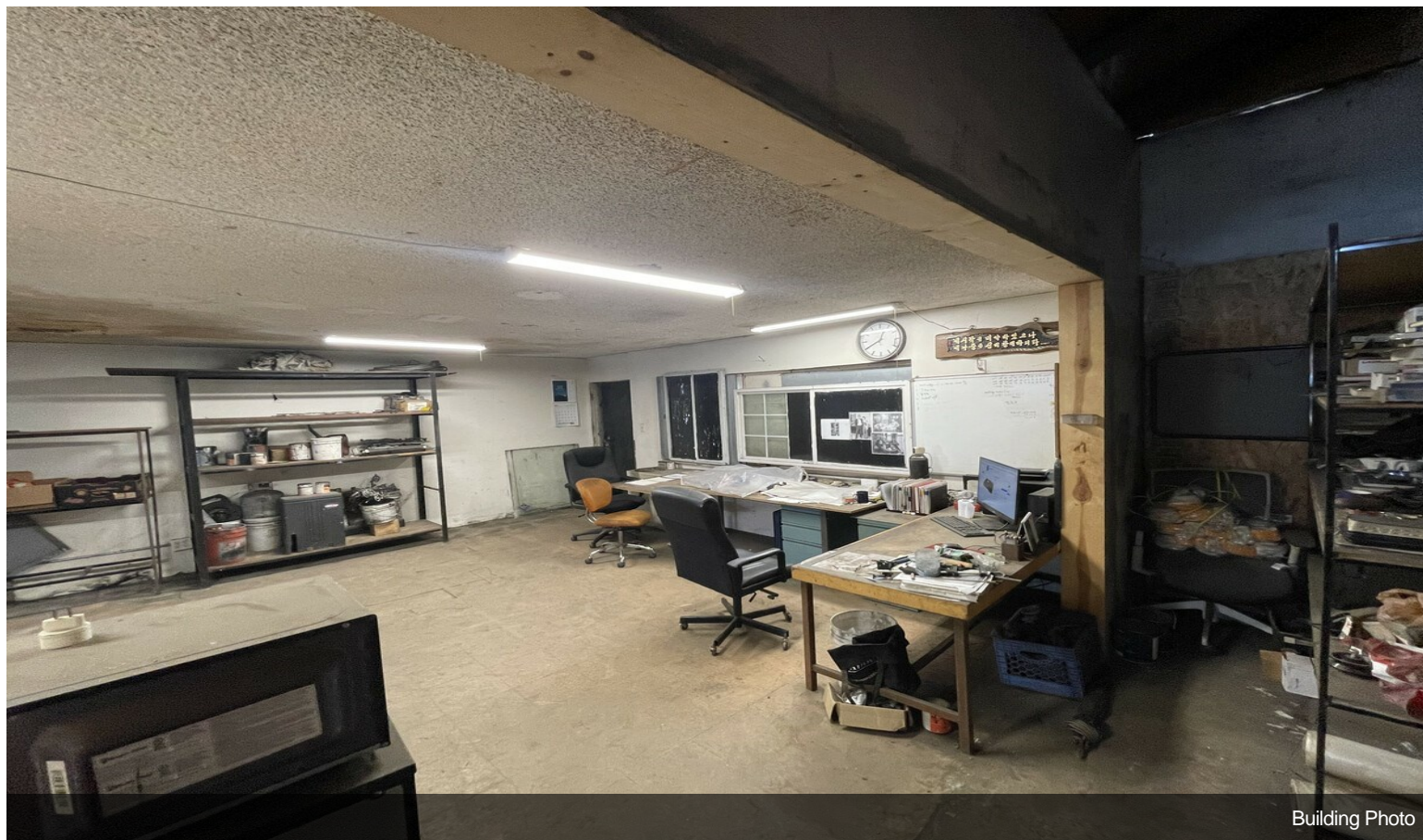


Building Photo

Property Photos



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