

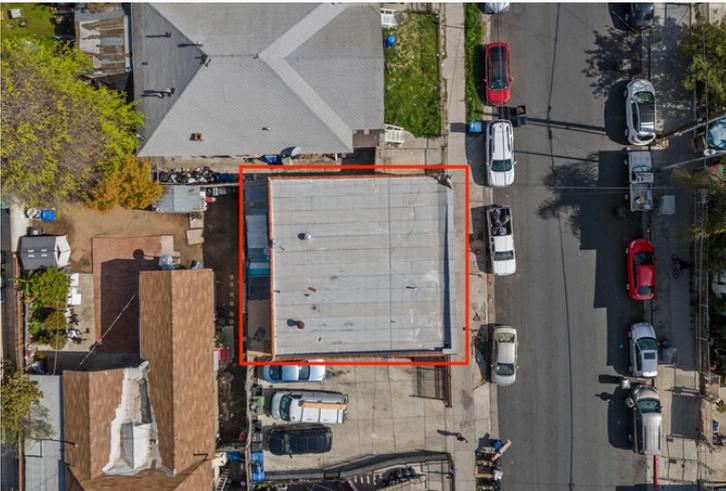
FOR SALE

RETAIL/COMMERCIAL

509 N St. Louis St., Los Angeles, CA 90033 | \$399,000



- 1,600 SQ FT Stand Alone Building
- 3 Units; 2 occupied by one tenant at \$1,500/month, 1 unit vacant.
- 1,880 SQ FT Lot
- Zone LAC2; TOC Tier 3
- High pedestrian and high traffic count corner
- Great for owner-user or investor
- Easy access to the 5, 10 and 110 and 101 Freeways
- Add-value opportunity



Located in the vibrant community of Boyle Heights. This property is the perfect opportunity for an owner-user or investor seeking to capitalize on the upside in rents after renovation of this Zone C2 fixer currently comprising of 3 units. One unit is vacant, two are occupied by the same tenant on a month-to-month basis. The prime location offers excellent visibility and accessibility to Cesar Chavez Ave, the main thoroughfare for the neighborhood's array of retail shops, restaurants and community services, with close proximity to the 10, 5, 101, 110 highways, General Hospital and Medical Center, Adventist Health White Memorial, and Hollenbeck Park, making it a very desirable asset



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