

TRUST SALE

NO Court confirmation required.

APN: 5136-024-018

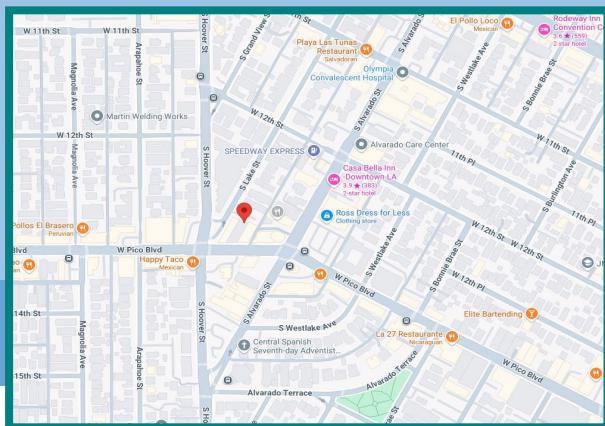
1250 S. Lake St., Los Angeles, CA 90006



- For sale AFTER 41 years! Rare opportunity to own a Vacant lot approx. 8,699 sq. ft. in the heart of K-town, zoned LAR4.
- Currently use as a parking lot (25 spaces) of the adjacent Apartment bldg. located at 1252 S. Lake St. (APN 5136-024-019), listed separately for \$1.8MM.
- Adjacent apartment bldg. is approx. 12,960 SF on approx. 8,504 SF lot, zoned LAC2. 12 residential units + 6 commercial units. Property need rehab and updating. Sold AS IS and WHERE IS with current tenants in place.
- Both properties to be sold together.
- Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the property.
- Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations.

Approx. Lot Size Sq. Ft: 8,699

Zoning: LAR4



Only \$80 per sq. ft.

ASKING PRICE:
\$700,000.

Drive by only, do not disturb the occupants.



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ASSETS SERVED

SINGLE FAMILY HOMES * CONDOS
APARTMENTS * RETAIL * OFFICE
INDUSTRIAL

If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.