

# COMMERCIAL PROPERTY FOR SALE

## Owner/User or Investor Opportunity

BUILDING SQ.FT.: 9,800±

LAND SQ.FT.: 10,900±



**732 E 8TH ST & 801 S CROCKER ST, LOS ANGELES, CA 90021**

### ***100% Occupied — 8 Retail Stores***

- Prime DTLA Fashion District corner location
- Perfect for owner/user or investor — Building divisible to 8 units
- Current \$386,700 gross annual income (call broker for additional financial data)
- Fantastic visibility and exposure with heavy vehicle traffic
- Many possible uses! Cash & carry, flower mart, fashion/textile/fabrics use, party store, Latin goods store, candy store, electronics, general merchandising, etc.
- On the border of the Fashion District, Flower District and Electronics District
- Located just 3 blocks north of San Pedro Wholesale Mart
- APN 5146-025-027 — Zoned LA M2 — Built in 1972
- Future development potential
- Asking price: \$4,999,999 (\$510.20 per sq.ft.)

*For More Information, Please Contact*

**SION KHAKSHOUR**

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**DRE LIC. 00697373**

The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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Unit	Tenant	Sq.Ft.	Status	Monthly Rent	Rent Type
726	Peppe	800	Active	\$4,000.00	Short Term
732	Peppe	800	Active	\$3,750.00	Short Term
801	RB Textile	4,000	Active	\$5,975.00	Short Term
801 1/2	Eduardo Luna	800	Active	\$3,250.00	Short Term
801 A	Rafael Moreno	800	Active	\$2,500.00	Short Term
801 B	Bartolo	800	Active	\$3,500.00	Short Term
801 C	Bartolomo	800	Active	\$4,250.00	Short Term
801 D	Daniel	1,000	Active	\$5,000.00	Short Term
<b>TOTAL:</b>		<b>9,800</b>		<b>\$32,225.00</b>	
<b>TOTAL GROSS ANNUAL RENT</b>				<b>\$386,700.00</b>	



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