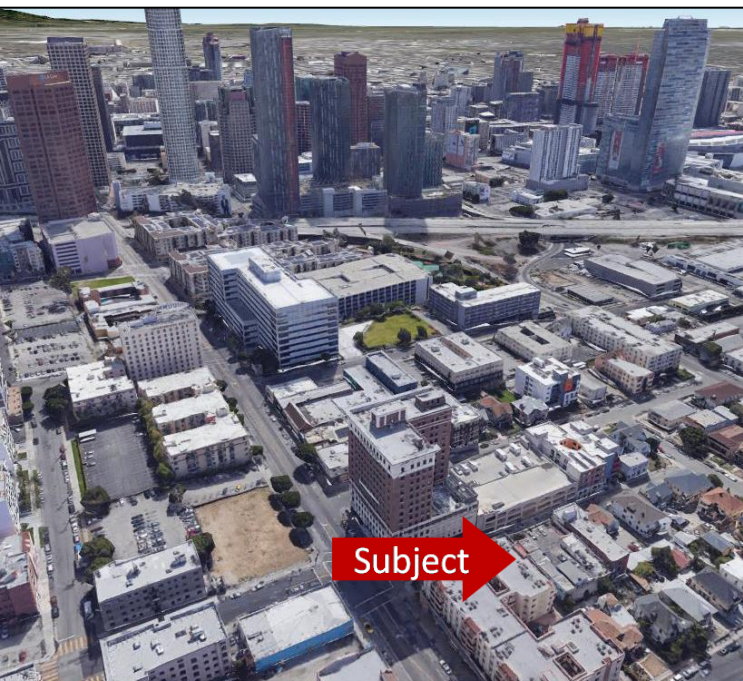




**FOR SALE**

715 Witmer Street

Los Angeles, CA 90017



Downtown Los Angeles  
Investment Offering

Subject



Dunn Property Group  
BUSINESS REAL ESTATE SOLUTIONS

# Overview



For Information, contact:

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213-580-1400  
mike@dunnpropertygroup.com  
*License No. 00949670*

Dunn Property Group, Inc.  
1200 Wilshire Boulevard  
Los Angeles, CA 90017  
*Corp. License. No. 01788640*



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<b>Location:</b>	715 Witmer Street, Los Angeles, CA provides a unique opportunity to own an a commercial building located in the heart of West Downtown Los Angeles. The property is located at Witmer Street and 7 <sup>th</sup> Street, four blocks west of the Harbor (110) Freeway.
<b>Building Size:</b>	15,688 SF of building with auto access to rooftop parking.
<b>Lot Size:</b>	8,157 SF (73.25' x 110.48')
<b>Zone:</b>	LA R3-1. Located in a Transit Priority Area, SBA Qualified Hub Zone, and State Enterprise Zone. Tier 2 Transit Oriented Community (TOC). Existing automotive repair/body and paint shop use in R3-1 zone allowed by City of Los Angeles.
<b>Improvements:</b>	The site is improved with a two story commercial building containing 15,688 sq. ft. plus a 7,844 sq. ft. concrete rooftop. The building was constructed as a parking garage for the adjacent Mayfair Hotel and consists of masonry and concrete construction. It provides vehicle access to the 2 <sup>nd</sup> level and roof level. The roof is improved with a permitted spray booth for auto body repair.
<b>Year Built:</b>	1927
<b>Purchase Price:</b>	\$2,790,000.00

The above statement was made based upon information furnished from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness.

# 715 WITMER STREET

LOS ANGELES, CA 90017

## For Sale

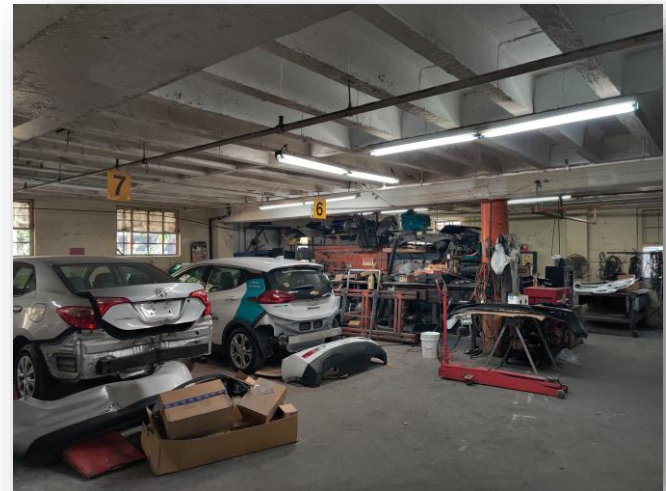
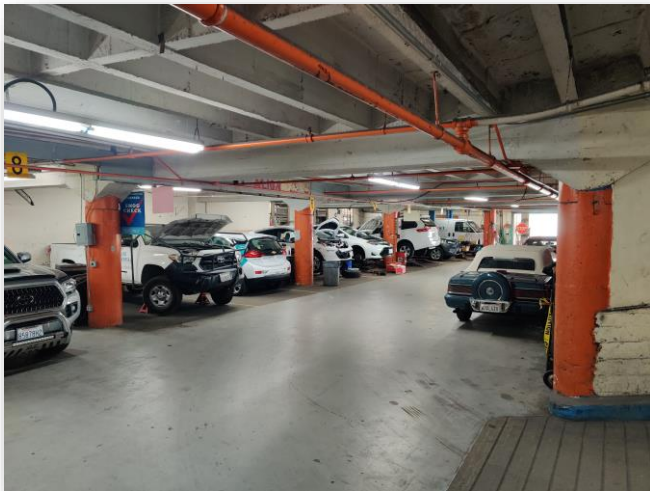
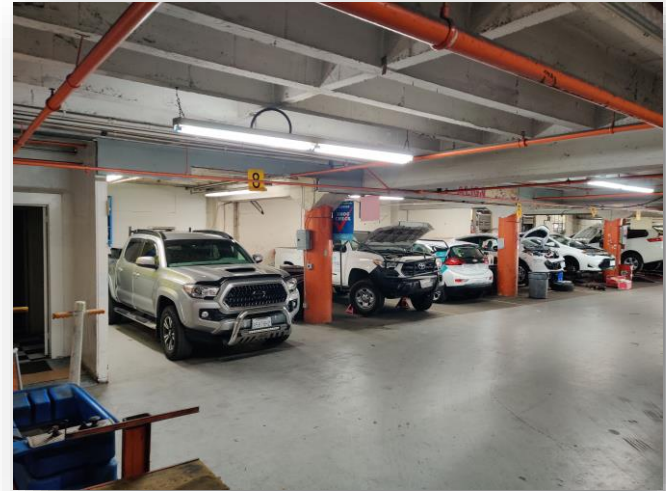
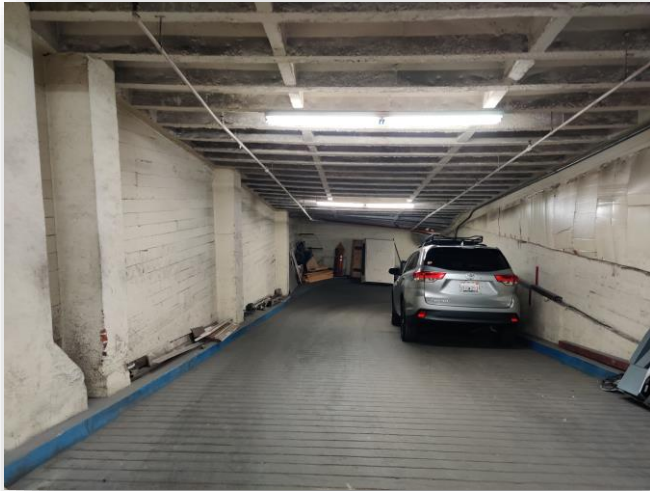
*Adjacent Uses*



# 715 WITMER STREET

LOS ANGELES, CA 90017

## *For Sale*



# 715 WITMER STREET

LOS ANGELES, CA 90017

## *For Sale*

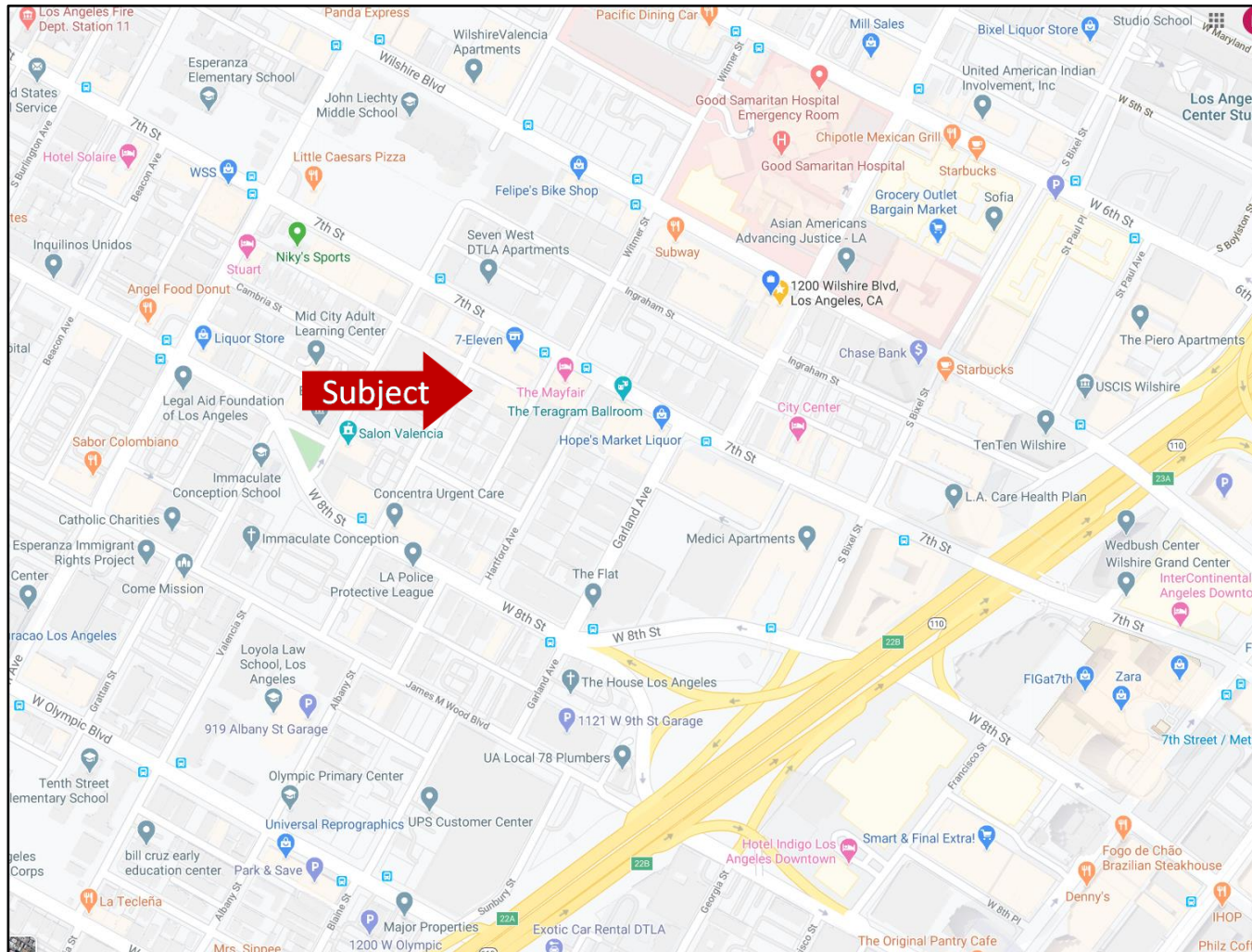




# 715 WITMER STREET

LOS ANGELES, CA 90017

# For Sale



**Michael J. Dunn**

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License No. 00949670

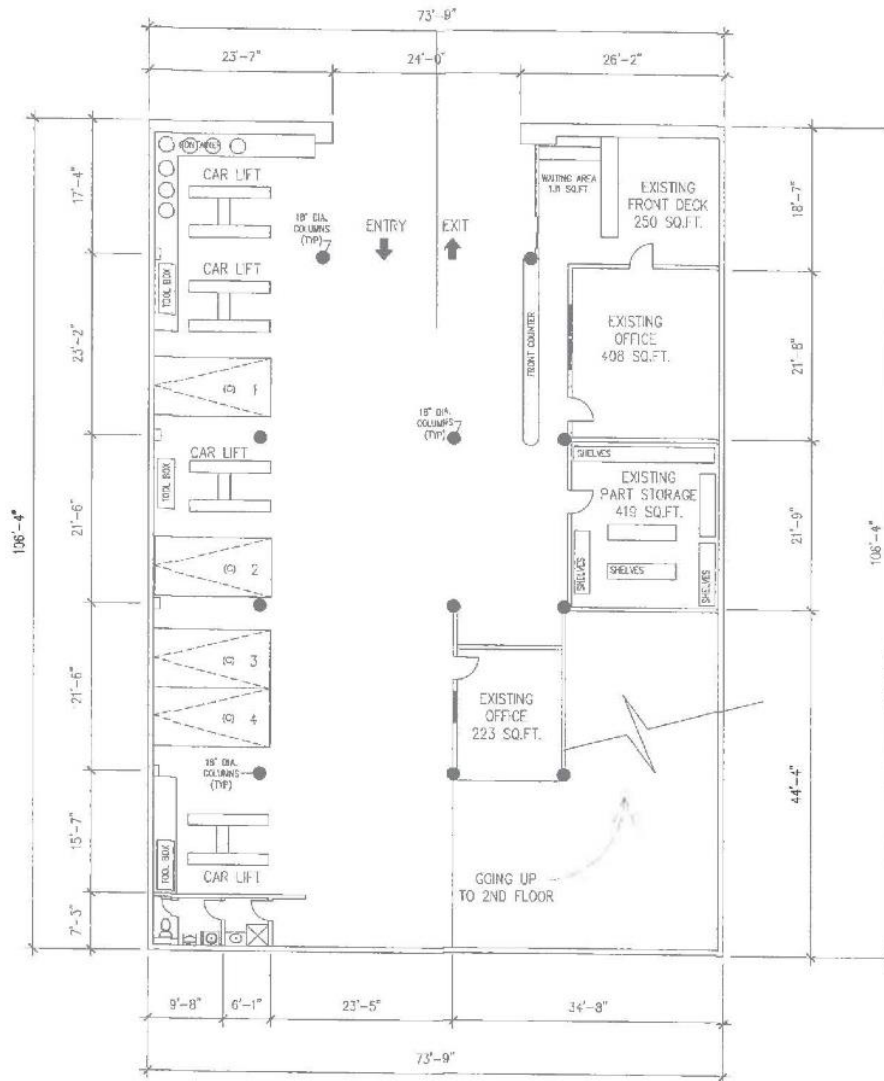
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1<sup>st</sup> Floor Floorplan

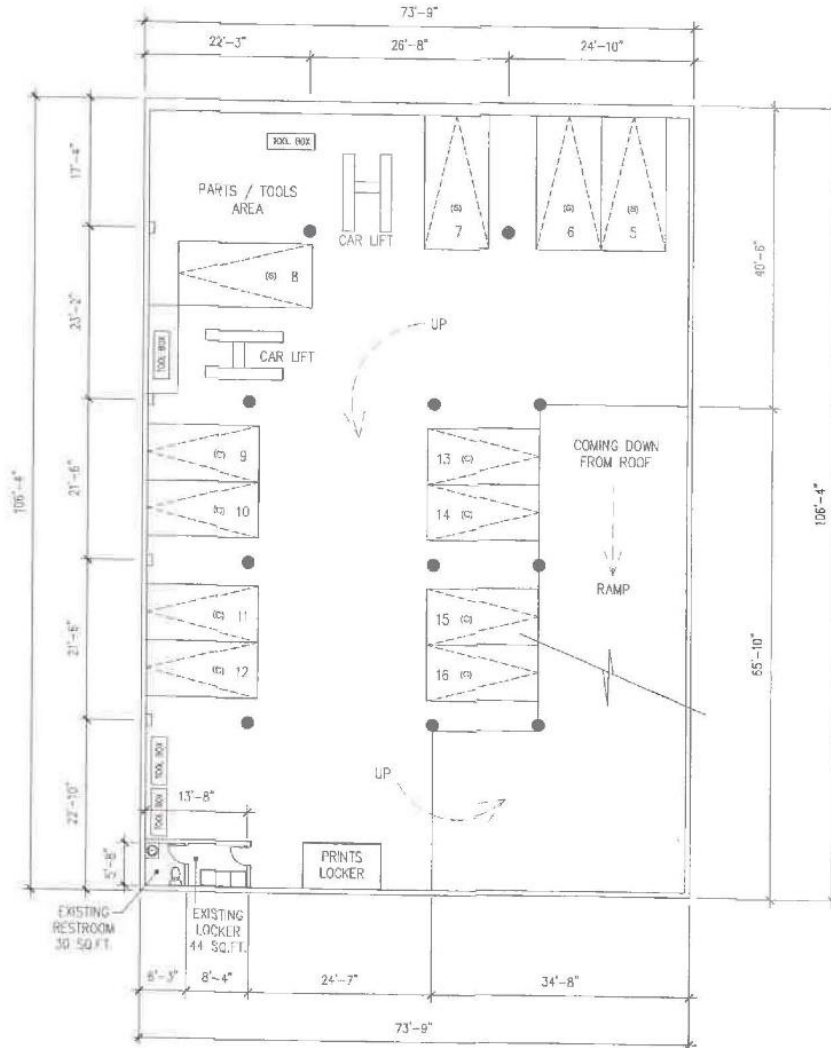
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## 2nd Floor Floorplan

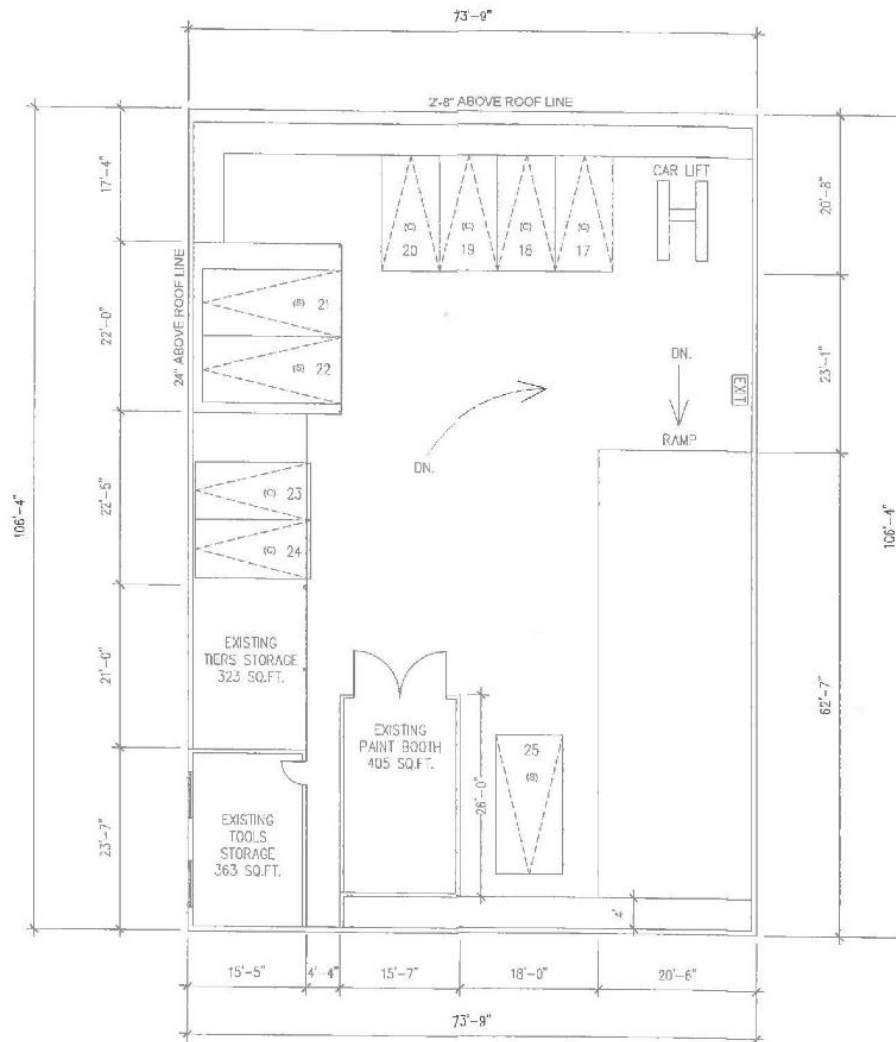
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Rooftop Floorplan

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