

FOR SALE

Property is being sold by way of court ordered receivership and is subject to overbid.

16-UNIT MULTI-FAMILY OPPORTUNITY

80% Completed | Five Story Building | Balcony Views
4324 South Vermont Avenue, Los Angeles, CA 90037



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

LIST PRICE:	\$ 5,000,000 (\$ 292/SF)
# OF UNITS:	16
RENTABLE SF:	15,048 SF
YEAR BUILT:	2024
APN:	5020-035-018
3 BED / 2 BATH UNITS:	16
LOT SIZE:	6,133 SF (0.14 Acres)
ZONING:	C2
SECTION 8:	Yes
TOC:	Tier 3



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4324 South Vermont Avenue is located in the Vermont Square neighborhood of Los Angeles. The ±6,133 SF parcel is zoned C2-1VL-CPIO and is a Tier-3 TOC corner lot with alley access. The 5-story property is 80% completed. All 16 units will be 3 Bedroom and 2 Bathroom units, ranging from 880 SF to 1,006 SF in size with open layouts and washer/dryer hookups. 12 of the 16 units will feature their own private balcony. Parking will be on-grade (street level). Approved total building area will be ±17,121 square feet with a approved floor area of ±15,040 square feet. The approved housing covenant allows 14 units to be rented at market rent and 2 units to be rented at the affordable housing rate. The Property is surrounded by a newly installed security gate and iron bar. 4324 S Vermont Avenue is well located within 1 mile of USC and nearby the Los Angeles Memorial Coliseum & SoFi Stadium, where the 2028 Olympic games will be held.



New Building



Excellent Location



Secure Building Access



Onsite Parking



Retail Amenities Nearby



Nearby 110 Freeway Access



Minutes From USC & LA Memorial Coliseum

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