

# 10722

## South Broadway

Los Angeles, CA. 90061








# FOR SALE



## Highlights

- **Legendary Broadway Boxing Gym** - Historic training ground for championship prizefighters; featured on *Ray Donovan* (TV Show)
- **Freestanding Commercial Building** - Ideal for owner-user or value-add investor.
- **Potential Event Space** - Prior Occupancy Allowed for Gym, Recreational Center or Hall use.
- **Highly Visible Location** - Corner Parcel Located on a Major Thoroughfare
- **Immediate Freeway Access** - Next to 105 and 110 Freeways with Excellent Connectivity to Greater LA

## Specifications

	<b>Total Building:</b> ±11,703 SF
	<b>Land Size:</b> ±6,411 SF (±0.15 AC)
	<b>Year Built/renovated</b> 1925/R1992
	<b>No. of Stories:</b> Two (2)
	<b>Divisible:</b> Yes
	<b>Power:</b> TBD
	<b>Zoning:</b> C2-1VL-CPIO



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