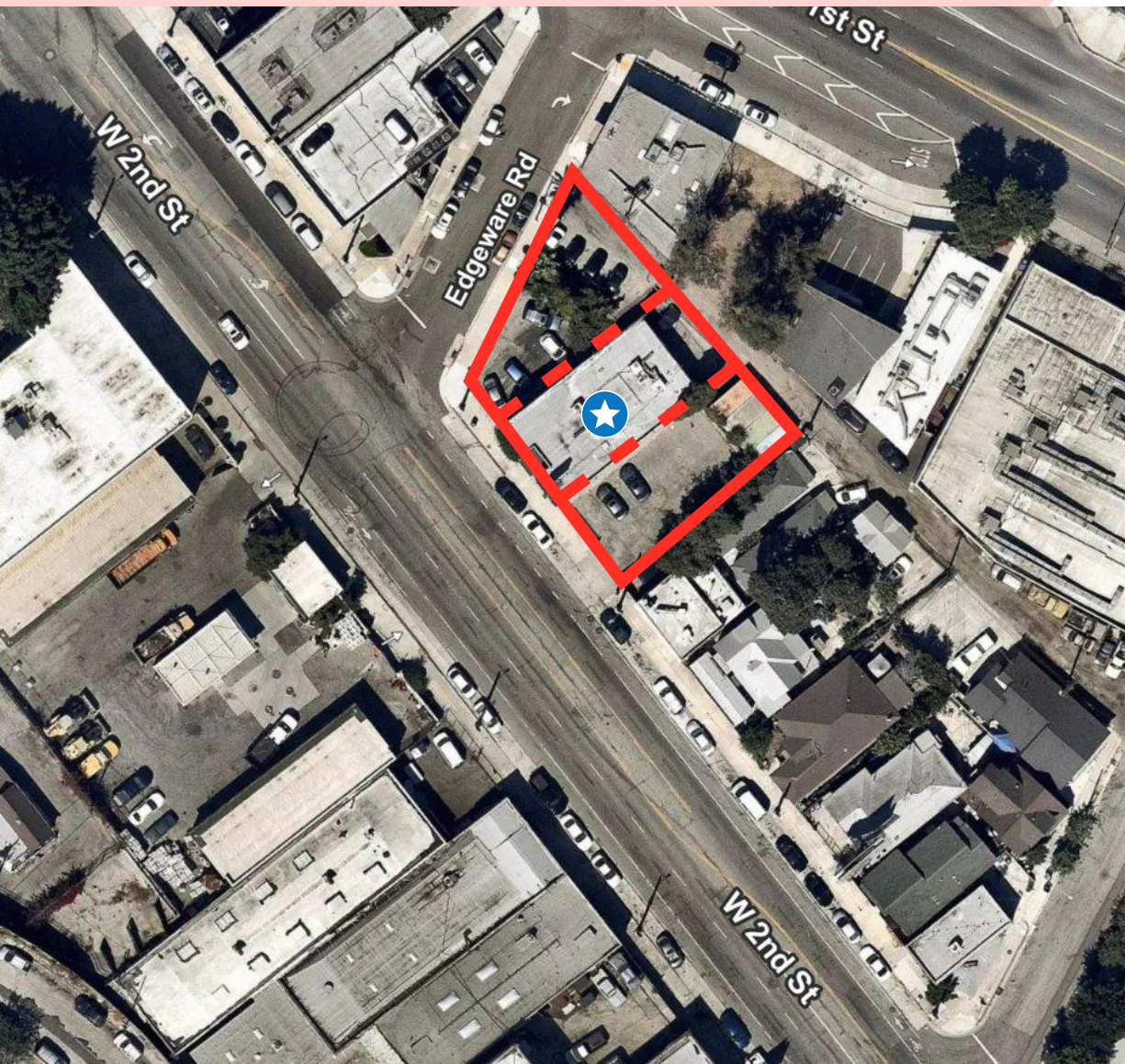




USER OFFICE BUILDING FOR SALE
30 PARKING STALLS
1271 W. 2ND STREET
LOS ANGELES, CA 90026

CBRE

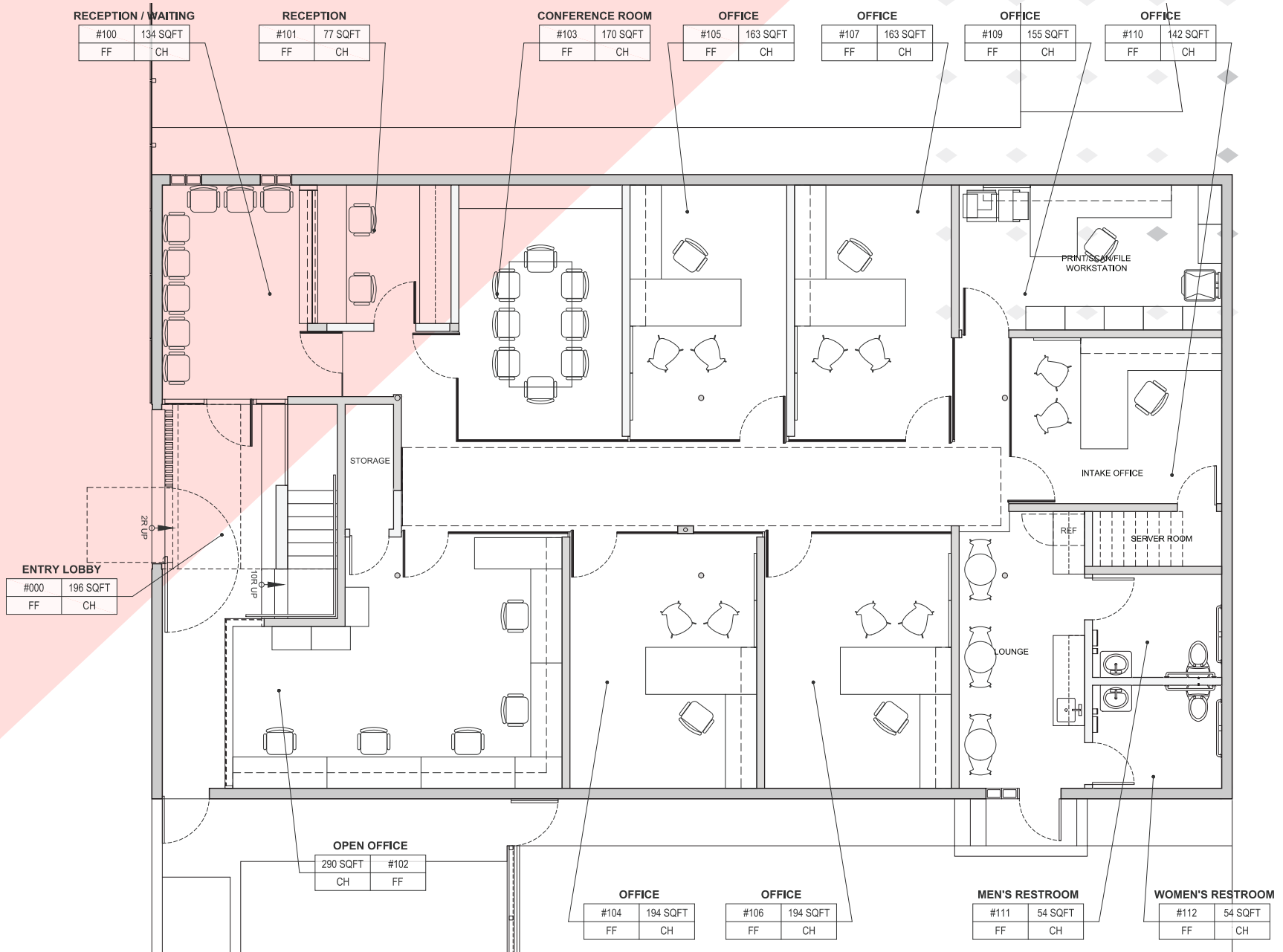


PROPERTY OVERVIEW

Asking Price:	\$2,600,000.00
Building Size:	5,232 SF
Year Built:	1965
Land Size:	10,485 SF
Parking:	Approx. 30 Stalls
APN:	5152-008-025
Current Zoning:	C2 (CW)-U/3
TOC:	TIER 1
<u>Future Development Potential</u>	
TOC Bonus:	3/1 FAR, Bonus to 4.5/1
TOC Guidelines:	47 Units

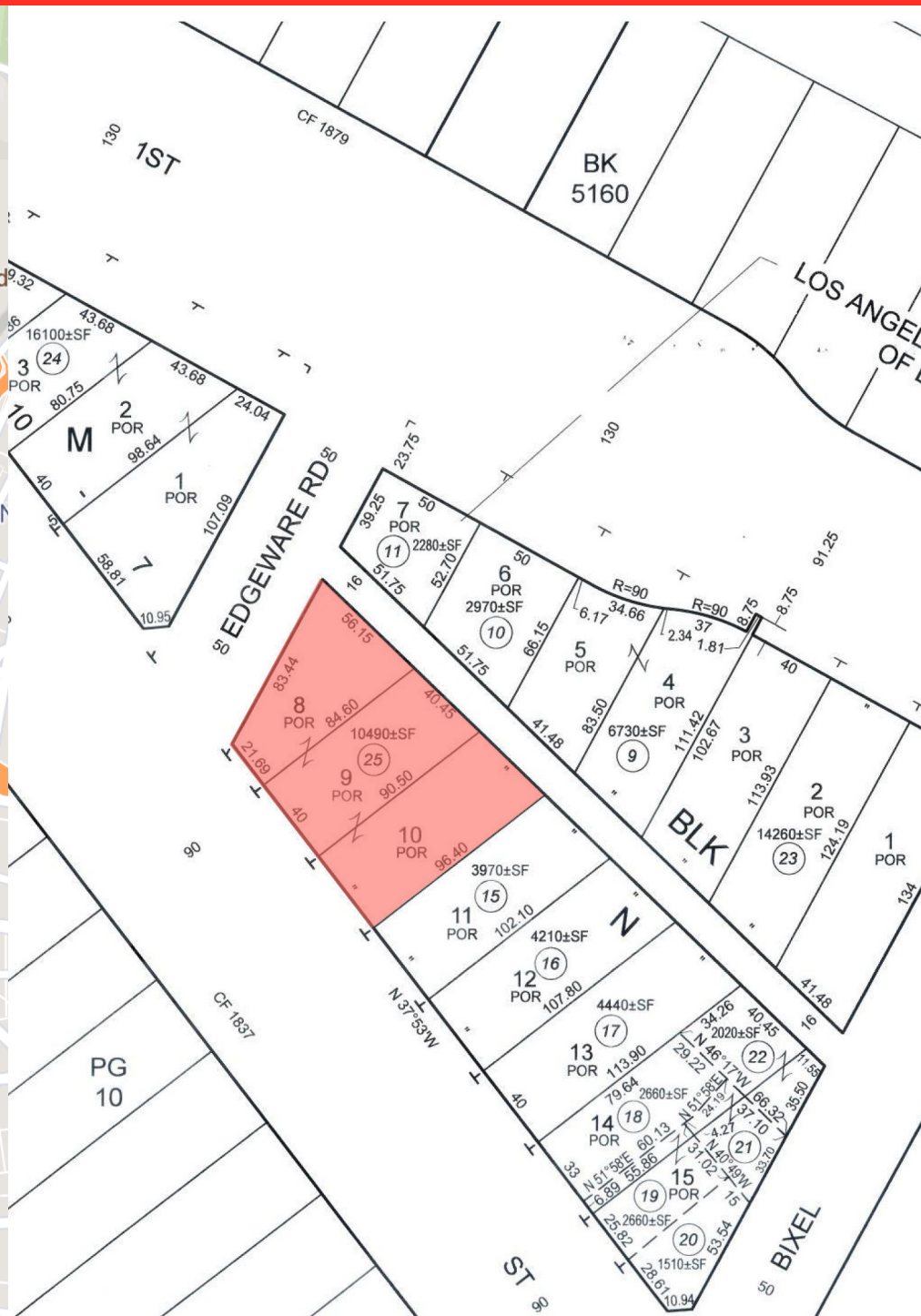


FIRST FLOOR PLAN



FIRST FLOOR PLAN RENDERING







1271
W. 2ND STREET
LOS ANGELES, CA 90026

CONTACT US

PHILLIP SAMPLE

+1 213 613 3301
phillip.sample@cbre.com
Lic. 01145593

CHRIS CARAS

+1 213 613 3303
chris.caras@cbre.com
Lic. 01229700

MICHAEL SHUSTAK

+1 213 613 3338
michael.shustak@cbre.com
Lic. 00906225

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.