

Huntington Park 2547-49 E. 57th St. 90255



Property Highlights: May be sold Separately or as a Portfolio

Parcel 1: Industrial Warehouse

Purchase Price \$750,000

YB: 2003 / Concrete Block Construction

Land Area 6,468 SF

Building Area 2,856 SF

Very Well Maintained

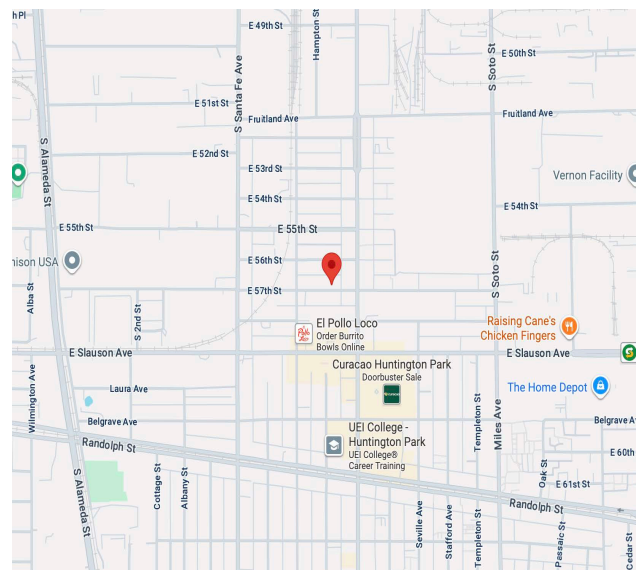
Currently vacant and ready for occupancy

Rear Roll-up Door and Alley Gated Access

Parcel 2: Parking Lot

Purchase Price \$385,000

Land Area 5,851 SF



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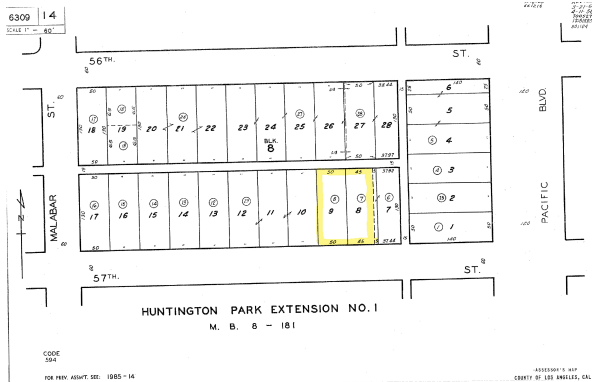


PROPERTY INFORMATION

PRICED TO SELL!!! Ideal owner-user opportunity along with an available contiguous parking lot. Located in a desirable quiet neighborhood in Huntington Park. Zoning is MPD with a variety of uses per Chapter 4 Article 3 9-4.302. Property is very well maintained and turn-key with floor drains, roll-up door, AC, restrooms, fire sprinklers, 14' clear height ceilings, concrete block construction, double entry doors and an electric rear entry gate. Power - single panel 200A/240V/1PH throughout.

APN 6309-014-007 & APN 6309-014-008

Various Financing Options Available - Previous plans to build on lot.



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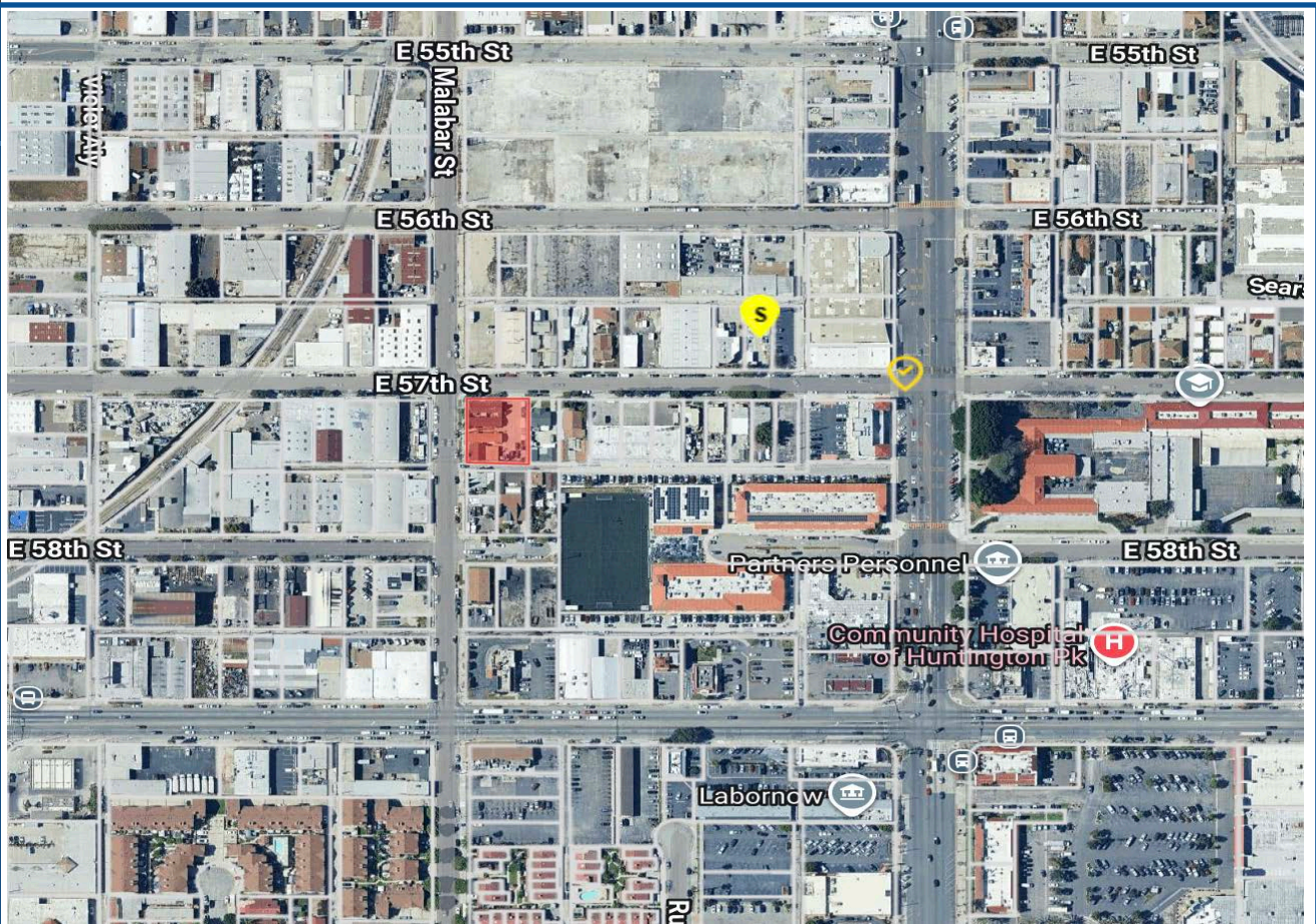


LOCATION INFORMATION

Huntington Park is a city located in the South Central region of Los Angeles County, California, United States. The area includes the separate communities of Florence, Firestone Park, Graham, and Walnut Park, California.

Named for prominent industrialist Henry E. Huntington, Huntington Park was incorporated in 1906 as a streetcar suburb on the Los Angeles Railway for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. To this day, about 30% of its residents work at factories in nearby Vernon and Commerce.

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PRESENTED BY RPM COMMERCIAL



Sharon Carz CCIM

Executive Vice President

CA DRE # 01362078

With over 20 years of experience, Sharon Carz is one of the 10% of Commercial Real Estate professionals who have earned the CCIM designation.

Sharon began her career at CBRE and advanced to working with institutional multifamily developers. Sharon has also represented major financial institutions and private high net worth clients.

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Sharon has been recognized as one of Southern California's Most Powerful Women in Real Estate, served as president of CCIM LA, and is a former world team competitor in pair figure skating.



Danny Raffle CCIM

Owner/Broker

CA DRE# 01889637 | NV #B.1001992 | PM.0167049.BKR

Leveraging over four decades of experience in asset management, Danny Raffle CCIM founded RPM Realty in 2005.

With offices in LA and Las Vegas, RPM handles all aspects of real estate transactions, including purchasing, leasing, and property management.

Phone: 424 281-3701

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Danny's core professional philosophy is to serve each client with integrity.

His dedication was recognized when he served on the South Bay Board of Realtor's Commercial Committee, earning the Broker of the Year award in 2018.

Danny is also an active member and director on the CCIM LA Board.

He is proud to have been elected to the board of directors of The Help Group in 2023, which serves children with autism and learning disabilities.



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