

244 WEST FLORENCE AVENUE

SOUTH LOS ANGELES



ZACUTO GROUP
COMMERCIAL REAL ESTATE



SALE/LEASE

RETAIL | OFFICE | GALLERY

DETAILS

244 WEST FLORENCE AVENUE

LOS ANGELES, CA 90003

*One-of-a-kind firehouse conversion.
Owner user opportunity in a dynamic
neighborhood in South Los Angeles*

SALE PRICE: \$1,350,000

PPSF: \$435/SF

LEASE RATE: \$2.65/SF MG

BUILDING SIZE: ± 3,102 SF

LOT SIZE: ± 6,001 SF

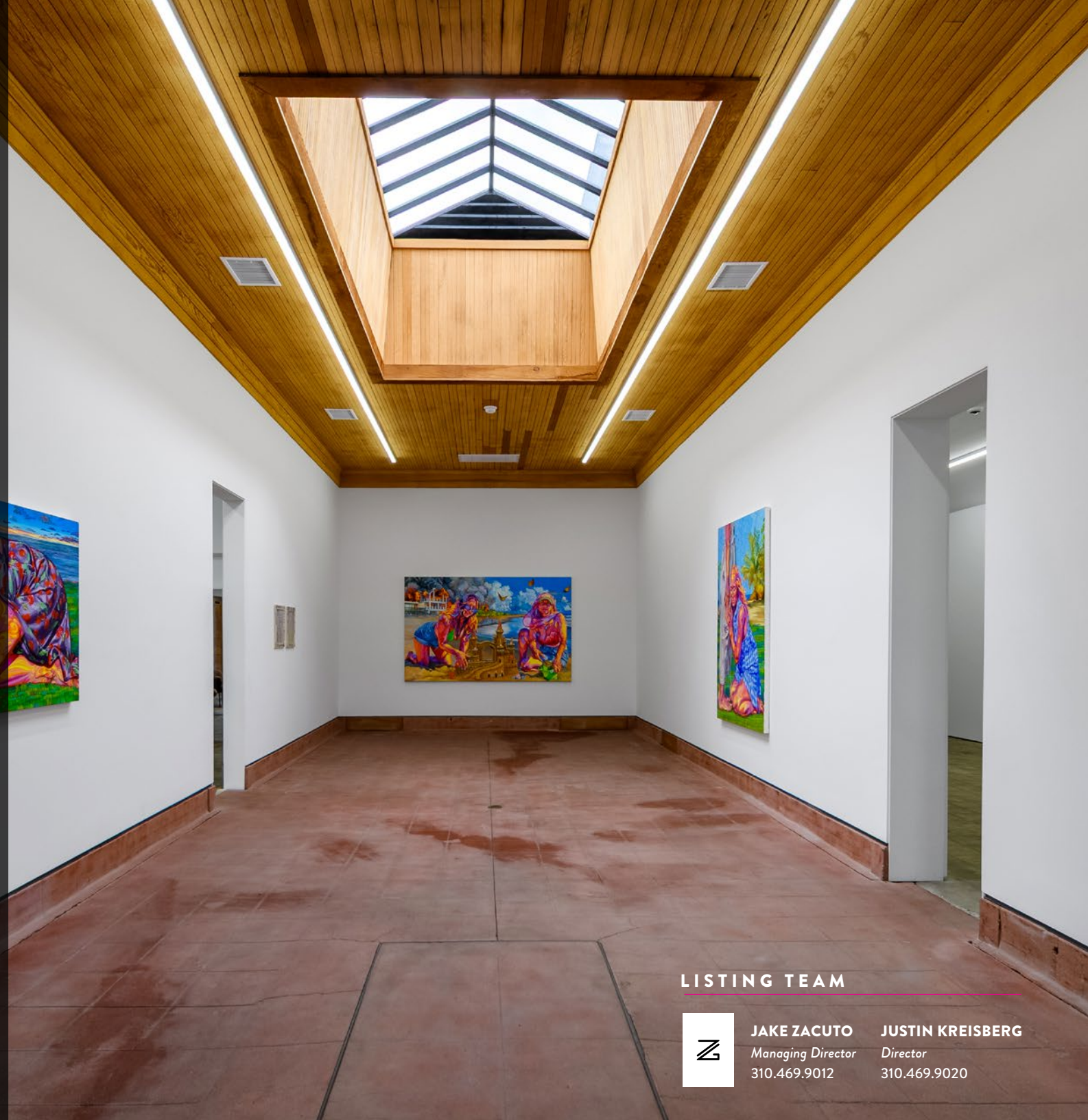
APN: 6031-002-024

ZONING: LAC2

YEAR BUILT: 1914

SINGLE STORY

PARKING: Lot for up to 10 cars



LISTING TEAM



JAKE ZACUTO
Managing Director
310.469.9012

JUSTIN KREISBERG
Director
310.469.9020

DETAILS

OWNER/USER OPPORTUNITY

Ability to create a unique retail destination / creative office space in a very dynamic LA location.

ONE-OF-A-KIND ASSET

The stand alone brick building was once Engine Company No. 33, a fire house servicing the neighborhood. Today it has been completely transformed into a stunning showroom/gallery

MODERN UPGRADES

A comprehensive renovation was completed to honor the historical integrity and character of the building.

244 W FLORENCE AVE
LOS ANGELES, CA 90008



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A UNIQUE, STAND ALONE ASSET
former fire engine house No. 33

STRUCTURAL & INFRASTRUCTURE UPGRADES

- New roof
- New sewer line
- Full electrical rewire with new panel
- Two newly built bathrooms
- HVAC rooftop units and full new ducting for optimal climate control

INTERIOR ENHANCEMENTS

- Full restoration of original 1914 sky lantern windows
- Custom gallery lighting installation
- Reinforced gallery walls, allowing art to be hung securely without additional fixtures
- Custom architectural doors at the front and rear, designed to match the building's original city plans

SECURITY & EXTERIOR IMPROVEMENTS

- Full security system with cameras
- Electronic gate installation
- 8-ft steel fencing enclosing the rear of the property

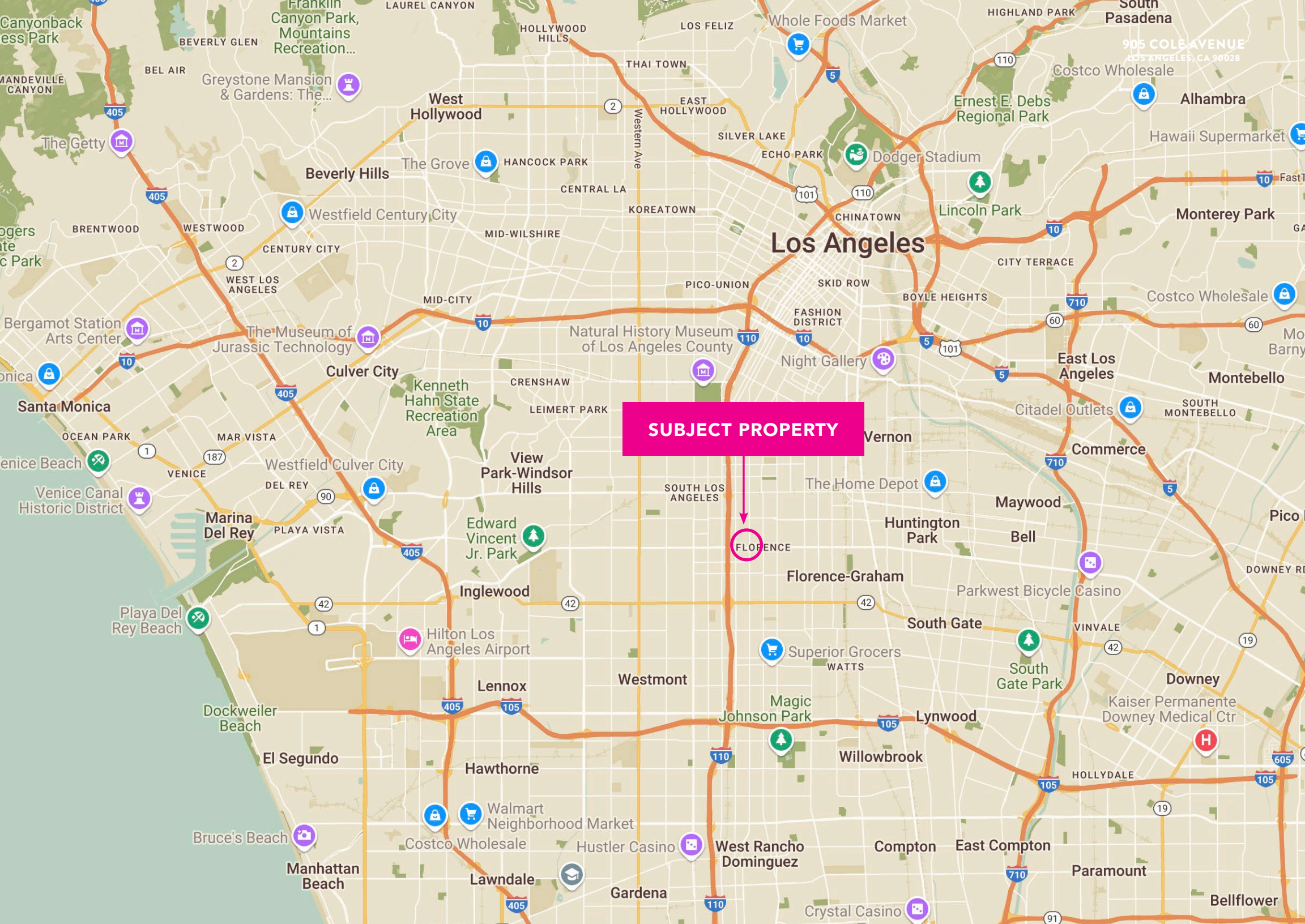


SALE/LEASE



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SUBJECT PROPERTY

FLORENCE

244 WEST FLORENCE AVENUE

SOUTH LOS ANGELES

LISTING TEAM

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