

# 4 Units Income Property with 9,898 SF Lot!

2432-2436 Workman St.  
Lincoln Heights, CA 90031



## Offered At \$998,000

- ⊕ Nice 4-Units with a **Large Lot Size of 9,898 SF**  
Located in Downtown Lincoln Heights, near China Town
- ⊕ Property comes with 3 Buildings and a Large Storage Structure Near the Back (Permit Unknown)
- ⊕ Total **Building Size: 3470 SF. Large lot 60'x165'**
- ⊕ **Address: 2432, 2432 1/2, 2434, 2436 Workman St.**
- ⊕ Front Building: **2184 Sf. Has 2 Units**  
1<sup>st</sup> Unit: **2 Bedrooms + One Den (3<sup>rd</sup> Bedroom)**  
**2 Bathrooms**  
2<sup>nd</sup> Unit: **1 Bedroom and 1 Bathroom**  
Middle Building **544 Sf: 1 Bedroom and 1 Bathroom**
- ⊕ Rear Building **744 Sf: 2 Bedroom, 1 Bathroom**
- ⊕ 4 Electric Meter/4 Gas/4 Waste (Trash Service)
- ⊕ Tenants Pays for their Own Utilities except for Water
- ⊕ Current Rent is Below Market Potential to Increase
- ⊕ Ideal for Owner Occupant or Investment
- ⊕ Buyer Advise to Independently Verify all Information
- ⊕ Do Not Disturb Tenant; Do Not Walk On To Property
- ⊕ Please Make Offer Subject to Interior Inspection
- ⊕ **Contact Listing Agent For More Information**

## Kinny Lin

\*\* 我能說國語、粵語、台山語、英語及西班牙語。

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