

BOX KICK TRAIN

WE ARE ALL ONE

**EVERY ONE
WELCOME
HERE**

LAKO
BOXING

4419 EAGLE ROCK BLVD

LOS ANGELES, CA 90041

Training Studio | For Sale

OVERVIEW

URBANLIME Real Estate is proud to present a premier opportunity to acquire LA KO Boxing, a turnkey training sanctuary located in the heart of Eagle Rock. This isn't just a space; it's a fully built-out, 4,000 SF training studio positioned on one of the most high-traffic corridors in Northeast Los Angeles.

Eagle Rock has evolved into one of LA's most vibrant and densely populated hubs, yet it remains significantly underserved in the fitness sector. Opportunities of this scale especially those that are "plug-and-play" are virtually non-existent in the current market.

With immediate proximity to major freeway on-ramps and a community eager for high-quality wellness options, 4419 Eagle Rock Blvd is perfectly positioned for a seamless transition and long-term growth.



FEATURES



▶ **SIZE: 4,000 SF**

▶ **CURRENT RENT/MO: \$7,800.00**
(MODIFIED GROSS)

▶ **ASKING \$265,000**
(NEGOTIABLE)

▶ **PRIME LOCATION**

▶ **DEDICATED PARKING: 8 SPACES**

▶ **ZONED: C2**

THE PROPERTY HAS BEEN EXTENSIVELY UPDATED WITH NEW HVAC, UPDATED ELECTRICAL, AND FULLY RENOVATED RESTROOMS.

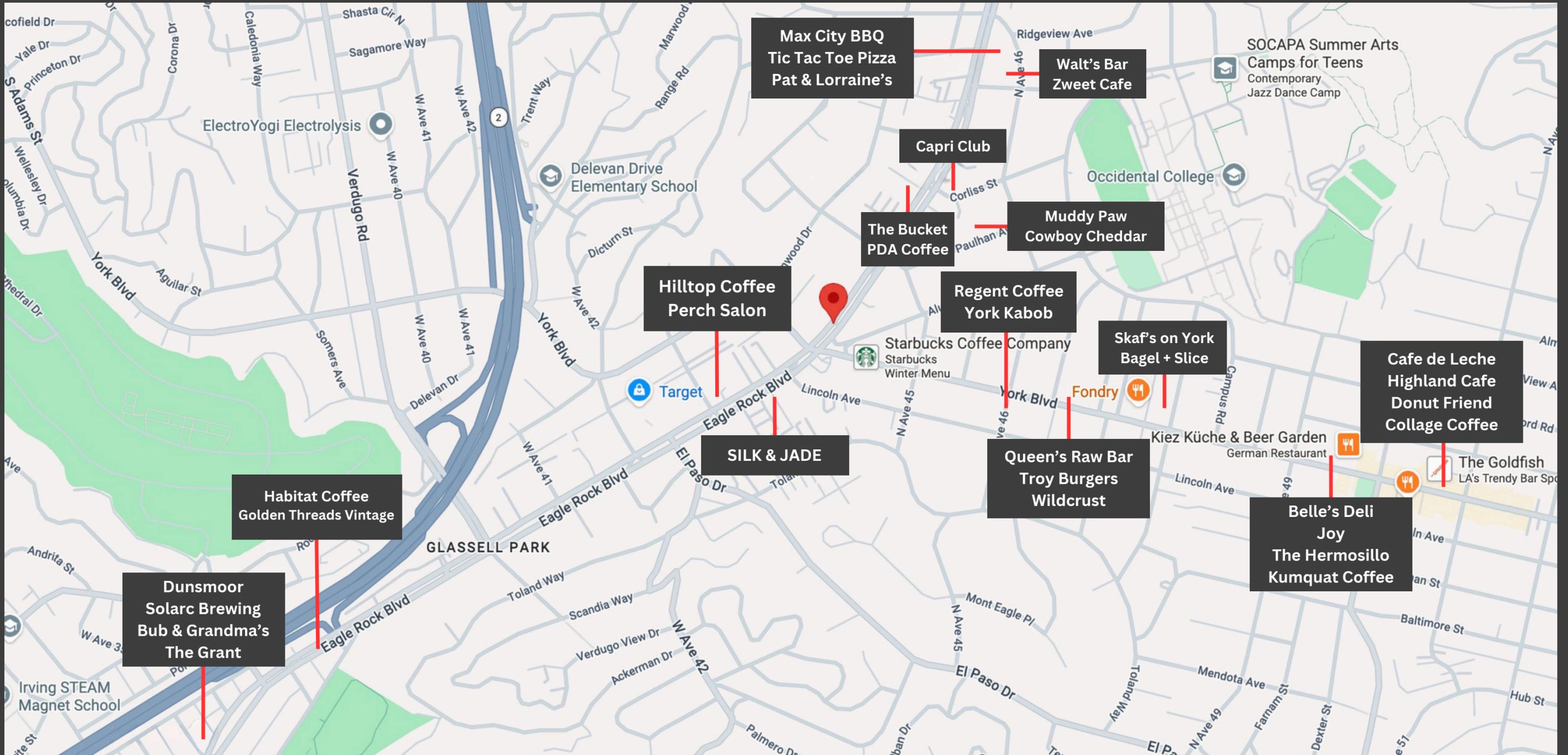
CURRENTLY HOME TO LA-KO A PREMIER STUDIO CATERING TO A CELEBRITY CLIENTELE AND VOTED THE #1 ALL-INCLUSIVE GYM IN LA BY THE OUT FOUNDATION THE SPACE IS PERFECTLY POSITIONED FOR A SEAMLESS TRANSITION.

WHETHER CONTINUING THE CURRENT LEGACY OR LAUNCHING A NEW CONCEPT, A NEW OPERATOR WILL BENEFIT FROM A TURNKEY FACILITY WITH A PROVEN REPUTATION.





NEIGHBORING TENANTS



CONTACT US

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