

4614 S Western Ave

4614 S Western Ave, Los Angeles, CA 90062

VARS Presented By:
vars real estate Vars Real Estate



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Property Details

Price: \$1,399,000

- Great Opportunity to Rehab a Mixed Use Property on a busy street
- On Western Avenue Between Vernon and Slauson Ave.
- Across the Street from Barack Obama Global Preparation Academy & Westbrook Middle School

View the full listing here: <https://www.loopnet.com/Listing/4614-S-Western-Ave-Los-Angeles-CA/33704404/>

Price:	\$1,399,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	5,663 SF
Gross Building Area:	7,824 SF
Sale Conditions:	Deferred Maintenance
No. Stories:	2
Year Built:	1962
Tenancy:	Multiple
Zoning Description:	C2
APN / Parcel ID:	5016-014-004
Walk Score ®:	64 (Somewhat Walkable)
Transit Score ®:	57 (Good Transit)

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Location



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Property Photos



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2024 Front Exterior, New Construction to North

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Property Photos



Residential Unit 4 - Bedroom



Residential Unit 4 - living room

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Property Photos



Residential Unit 4 - Bathroom



Residential Unit 4 - Kitchen

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Residential Unit 2 - bathroom



Commercial Unit B

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Property Photos



Residential Unit 2 - Hot Water Heater



Residential Unit 1 - bathroom

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Property Photos



1st Floor Main Hallway and Staircases



2nd Floor Interior Hallway

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Property Photos



Staircase and Large Glass Windows



Commercial Unit A

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Property Photos



1st Floor Interior Hallway



Staircase from 1st floor

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Property Photos



Commercial Unit 1st Floor



Commercial Unit B

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Property Photos



Commercial Unit 1st Floor



1st Floor hallway and staircase

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Rear Parking Lot

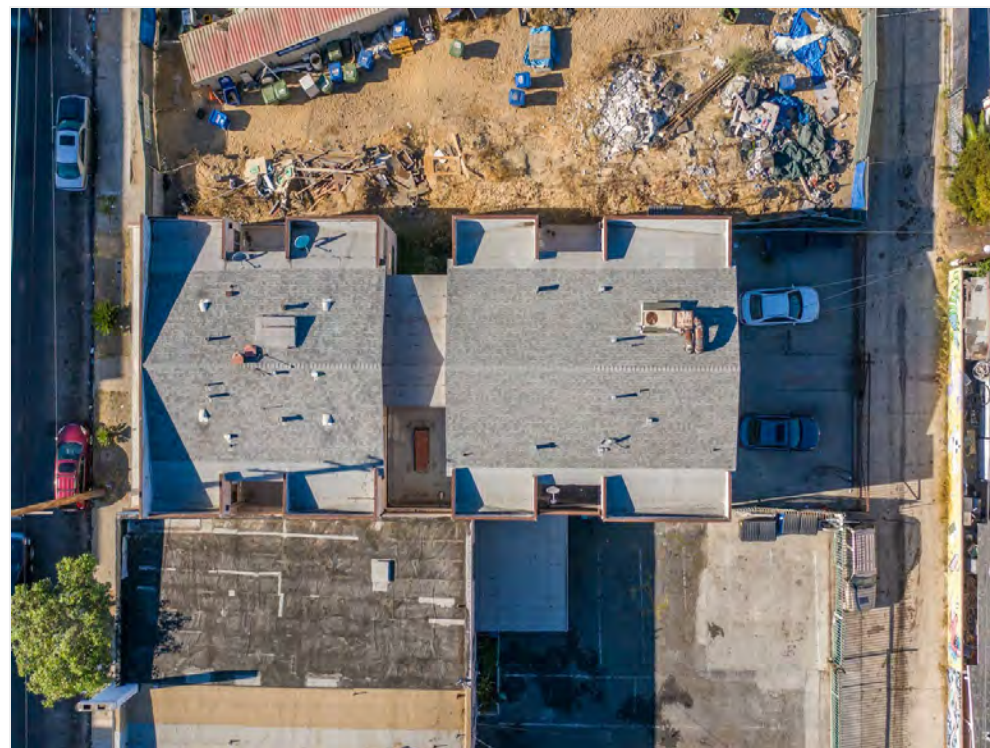
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Gated Parking Lot



Aerial View

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Value Added Opportunity for a fully vacant Retail/Office/Residential property consisting of 7,824 SF of building and 5,663.SF of land. Potential to remodel the existing building or build new development.Listed at below market prices and has live/work potential.

Mid Century Modern Mixed Use 2 Story Building located on Western Avenue, just south of Vernon Avenue.

1st Floor has 7 commercial units (retail and office)

2nd Floor has 4 one-bedroom and one-bathroom residential apartment units

Gated parking lot in rear with alley access. Property also features an atrium, front and rear staircases,and a storage room.

Located in an Opportunity Zone, Los Angeles State Enterprise Zone , Redevelopment Project Area - Western/Slauson, and Urban Agriculture Incentive Zone. Property has some deferred maintenance and needs updating. Various incentives and highly desirable loan programs for owner-users are available.Property neighbors several large new developments. Neighborhood has lots of upside and growth potential. Across the Street from Barack Obama Global Preparation Academy & Westbrook Middle School. On Western Avenue Between 46th and 47th Street, South of Vernon Ave and North of Slauson Ave.

Located in Transit Oriented Community Tier 3(TOC 3) with bus stops located at Western/Vernon and Western/48th Ave. The centrally located property is eligible for Reduced Parking Requirements, AB2334 Density Bonus, and probably AB 2011 Streamlined Approval.

Showing by appointment. Call Jon Varsano or Jerry Wiener.



Jon Varsano

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Vars Real Estate

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