



# FOR SALE

INDUSTRIAL ZONED PROPERTY WITH RETAIL MARKET | OFFERED AT \$699,000

## 4211 E. OLYMPIC BLVD LOS ANGELES, CA 90023

Trust Sale – Court Confirmation Required. Exceptional development or investment opportunity on a generous 13,518 sq ft lot zoned LCM1, offering a range of commercial and light industrial possibilities. The property currently features a fully operational grocery store with a sublet butcher shop, providing immediate income potential. The existing grocery lease expired in 2022, so prospective buyers are strongly encouraged to review all lease terms and tenant agreements. With its flexible zoning and expansive lot size, this site is ideal for redevelopment, retail expansion, or adaptive reuse projects. Situated in a high-traffic area with strong visibility, this property represents a rare chance to secure a well-located parcel with significant upside potential. Offered AS IS, with easy access for showings, it's a standout opportunity for investors, developers, or owner-users seeking to maximize value in a prime commercial corridor. Court confirmation required. Sold "as is" with no contingencies. Buyers must do their own due diligence, satisfy themselves on all aspects of the property and rely on their own investigations with the proper professionals.

**SUE BERNSTEIN**  
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Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources. This is not intended as a solicitation if your property is already listed.