

FOR SALE - LENDER OWNED

## VACANT MIXED-USE PROPERTY

Value Add Opportunity | 2 Parcels Totaling ±5,400 SF  
1420 & 1424 W Slauson Avenue, Los Angeles, CA



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



### PROPERTY OVERVIEW

LIST PRICE:	\$ 575,000
BLDG. SQ.FT.:	4,200 SF
PRICE PER SF:	\$ 137
LAND SQ.FT.:	5,400 SF
LAND PRICE PER SQ.FT.:	\$ 106
YEAR BUILT:	1950
APN:	6002-004-029 & 6002-004-028
ZONING:	LACM
FLOORS:	1 to 2
OPPORTUNITY ZONE:	No



1424 W Slauson Ave - Interior View



1420 W Slauson Ave - Land Parcel

**Matthew C. Sullivan**  
matthew.sullivan@lee-associates.com  
213.623.0800 ext. 1

**Philip Boroda**  
philip.boroda1@gmail.com  
D 310.968.3844

**Ryan Manavi**  
ryan.manavi@camoves.com  
D 310.909.3360

For Owner/User SBA Financing, Contact:

**Kelvin Davis**  
**Enterprise Bank & Trust**  
Cell: 818 341-4661  
Work: 818-477-2015  
kdavis@enterprisebank.com

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### PROPERTY OVERVIEW

1420 & 1424 W Slauson Avenue is a Lender Owned multi-tenant commercial/ industrial property with two side by side parcels totaling in 5,400 square feet. 1420 W Slauson Avenue is a vacant parcel and is boarded up from Slauson Avenue. 1424 W Slauson Avenue includes a ±4,200 SF vacant two-story building. The two-story building includes ±1,168 SF of commercial/manufacturing space on the first floor and two potential office units on the second floor. Both properties are also accessible via an alley. The parcels are located near the SWC of Normandie Avenue & West Slauson Avenue. The 110 Freeway is easily accessible via Slauson Avenue, connecting the property to Downtown Los Angeles, Long Beach and Greater Los Angeles. The property is directly across the Slauson Corridor Bike/Walk Path being built as part of the "Rail-to-River" project. The dedicated bike/walk path (where users are safely separated from motor vehicles) will feature shade trees, drought-tolerant landscaping, lighting, improvements at bus stops, and improved crossings at intersections.



Value Add Opportunity



Excellent Street Visibility



Secured Property



Nearby 110 Freeway



Slauson Corridor Bike/Walk Path



Abundant Restaurant Amenities



CM Zoning

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