

take your business to the next level!

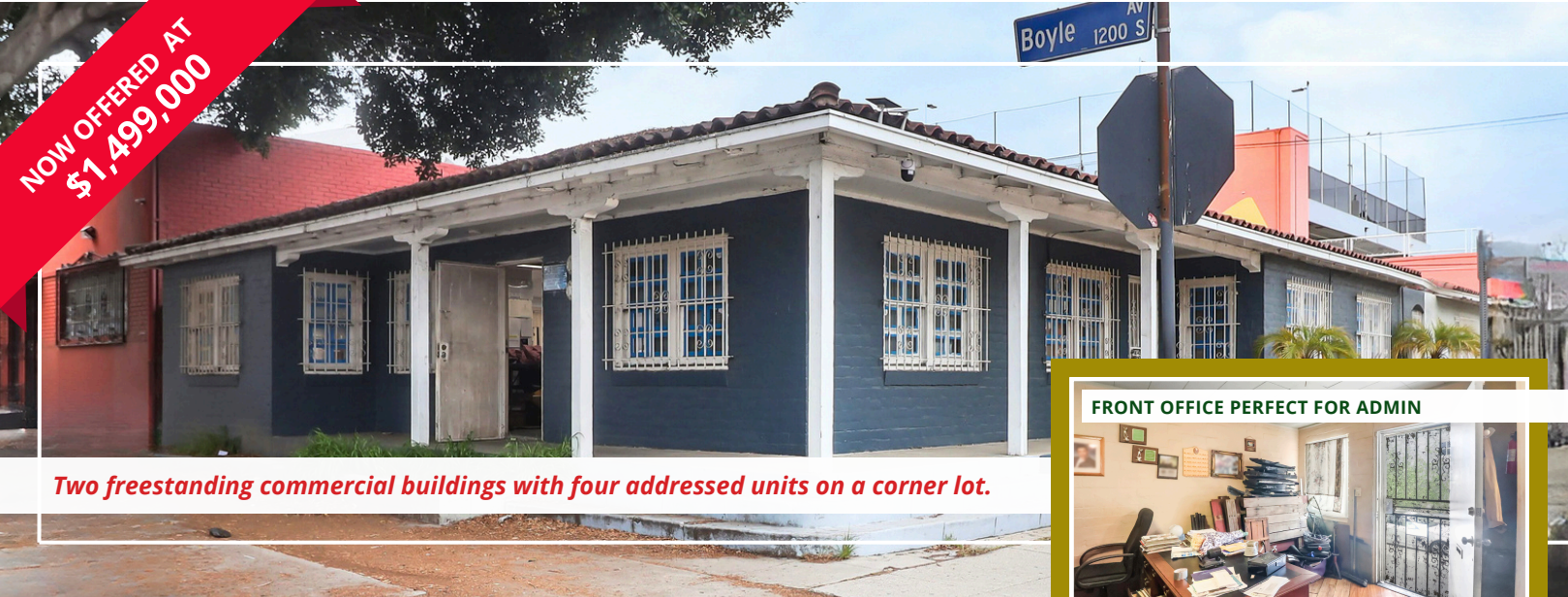
OWN A PRIME CORNER COMMERCIAL BUILDING IN BOYLE HEIGHTS!

HIGH-EXPOSURE LOCATION | FULLY TENANT-OCCUPIED | ZONED LAM2

TM
TESS MARQUEZ
DRE#01229490

2655 SHORT ST, LOS ANGELES, CA 90023 | CORNER OF SHORT ST & S. BOYLE AVE

NOW OFFERED AT
\$1,499,000



Two freestanding commercial buildings with four addressed units on a corner lot.

This versatile income-producing property offers a rare opportunity for both investors and future owner-users.

EXECUTIVE SUMMARY

- **Building Size:** Approx. 4,382 SF
- **Lot Size:** 7,001 SF
- **Zoning:** LAM2 (Light Manufacturing)
(Buyers to independently verify all permitted uses with the City of Los Angeles Planning Department)
- **Number of Units & Occupancy:**
There are 4 separate units total - 100% Tenant-Occupied

WHY THIS PROPERTY?

- ✓ Built in 1946, the property blends vintage charm with functional updates
- ✓ Income-producing – ideal for retail, office, restaurant, manufacturing, light industrial, auto repair, or creative spaces (Buyer to Verify with City).
- ✓ Zoned for flexible light industrial/commercial use for both investors and owner-users
- ✓ Parking: 6 dedicated spots + ample street parking
- ✓ Potential for future redevelopment or owner-user repositioning

UNLOCK THIS INVESTMENT NOW! CALL TESS TODAY!!



Tess Marquez

Certified SFR & Commercial | Probate Specialist

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VISIT MY WEBSITES:

www.TessMarquez.com

www.ProbateGeniusResource.org

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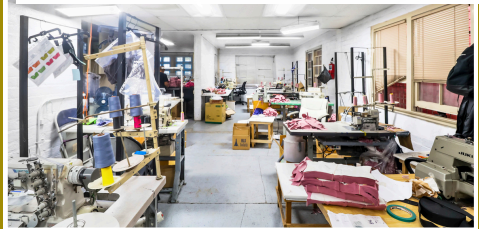
FRONT OFFICE PERFECT FOR ADMIN



FUNCTIONAL WORKSPACE



WORKSPACE FOR PRODUCTION



SPACIOUS SIDEWALK



PLENTY OF FRONT PARKING

