

FOR SALE

# DEVELOPMENT OPPORTUNITY OR OWNER-USER PLAY

1839 FIRESTONE BLVD, LOS ANGELES, CA 90001



*41,042 SF Development Site Just 1,000 Feet From the A Line Metro Stop*

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## PROPERTY FEATURES

\$4,525,000 Asking Price

41,042 SF of land at \$110.25/SF

±11,396 SF building at \$397.06/SF for owner-user play

Development potential for multifamily, charter school, etc.

Owner-user play available in functioning mortuary

Located 1,100 linear feet from the Metro A-Line, Firestone Station. Easy walk.

Easy access to 110, 105, and Alameda St

Nearly 1 acre development on two separate parcels

Development incentives may apply



# PARCEL MAP



## PROPERTY OVERVIEW

ADDRESS	1839 Firestone Blvd, Los Angeles, CA 90001 (Includes 3 parcels on 85th St)
ASKING PRICE	\$4,525,000
PRICE/SF BLDG	\$397.06
PRICE/SF LAND	\$110.25
BUILDING SIZE	11,396 SF
LAND SIZE	41,042 SF
APNS	6027-032-023, 6027-032-007, 6027-032-008, & 6027-032-026
ZONING	LCC3 and LCR2 SP-Mixed-Use 1

## Additional Information Resources for Development

### CITY OF COMPTON ONLINE PORTAL

Planning Department

Code Enforcement

Business License Department

Public Works

→ [VIEW ONLINE PORTAL](#)

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