



**2317-2323** Pasadena Avenue, Los Angeles, CA 90031



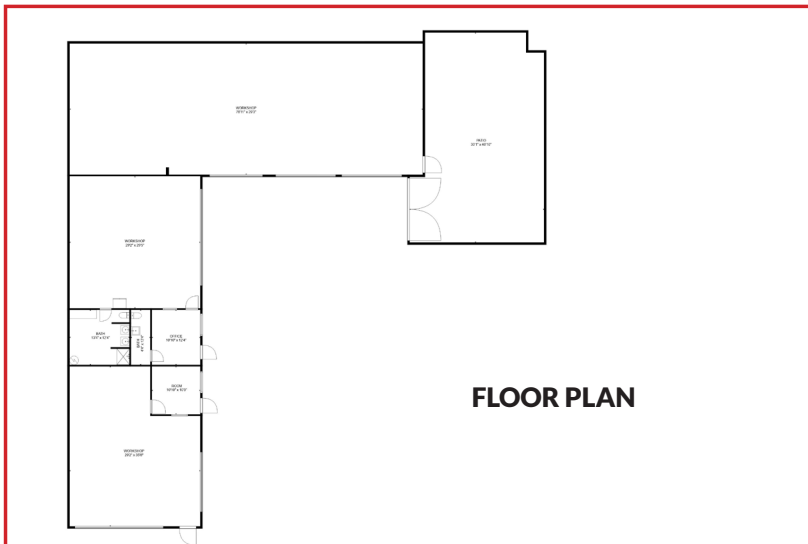
# PROFILE

## PROPERTY

Total # of Bays	5
Total # of Hoists	4
Year Built	1979
Gross SF	4,800
Lot SF	15,448
APN	5205-023-043
Zoning	LAC2

## FINANCIAL SUMMARY

Offering Price	\$2,995,000
Price Per SF	\$623.95



## DESCRIPTION

Discover the potential of this expansive 15,448sq.ft. commercial lot, zoned LAC2 for maximum flexibility. The property boasts 4,800sq. ft. of well-maintained garage space, perfectly suited for its current use as an auto repair shop. This space offers ample room for business operations, storage, and future growth. With its strategic zoning and size, the property presents endless opportunities. Situated in the thriving Lincoln Heights neighborhood, known for its rich history and proximity to major urban hubs. This area blends a vibrant mix of residential and commercial spaces, fostering a dynamic environment for businesses. The property benefits from easy access to major transportation routes, including the 5 and 10 freeways, and is just minutes from Downtown Los Angeles. Lincoln Heights is experiencing ongoing revitalization, with new developments, trendy eateries, and creative spaces emerging nearby. Its central location ensures a steady flow of traffic and visibility, making this a prime spot for various commercial ventures. Whether you're catering to local residents or capitalizing on the area's growing appeal, this property offers an excellent opportunity to establish or expand your business.

**DELIVERED VACANT**

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