

PRIME LOS ANGELES FREESTANDING CORNER AUTOMOTIVE PROPERTY (DEVELOPMENT POTENTIAL)

FOR SALE \$2,350,000.00

4,050 +/- SQ. FT. OF BUILDING ON 10,198 +/- SQ. FT. OF LAND*



930 N. VERMONT AVENUE, LOS ANGELES, CA 90029

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

LOS ANGELES CORNER AUTOMOTIVE PROPERTY FOR SALE (DEVELOPMENT POTENTIAL)

LOCATION: 930 N. Vermont Avenue, Los Angeles, Ca 90029
(Corner of Lockwood Avenue, two (2) blocks south of Santa Monica Boulevard)

BUILDING: 4,050 +/- square feet of building*
(Four (4) auto bays with office)

LAND: 10,198 +/- square feet of land*

TENANCY: Property will be delivered vacant at the close of escrow.

SALES PRICE: \$2,350,000.00 (Cash, cash to a new loan or terms acceptable to Seller)

ZONING/YEAR BUILT: LAC2 - 1970

APN #: 5539-009-011

PARKING: Secured parking lot along with ample street parking

PREVIOUS USE: Transmission Shop

COMMENTS: This property offers a great location on Vermont Avenue directly across from Los Angeles City College and two (2) blocks south of Santa Monica Boulevard. High Traffic area with Metro Subway Station located one (1) block away. Four (4) double bays along with excellent secured parking make this an ideal location for any business. This property also has Development Potential for the astute Investor/User!!

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

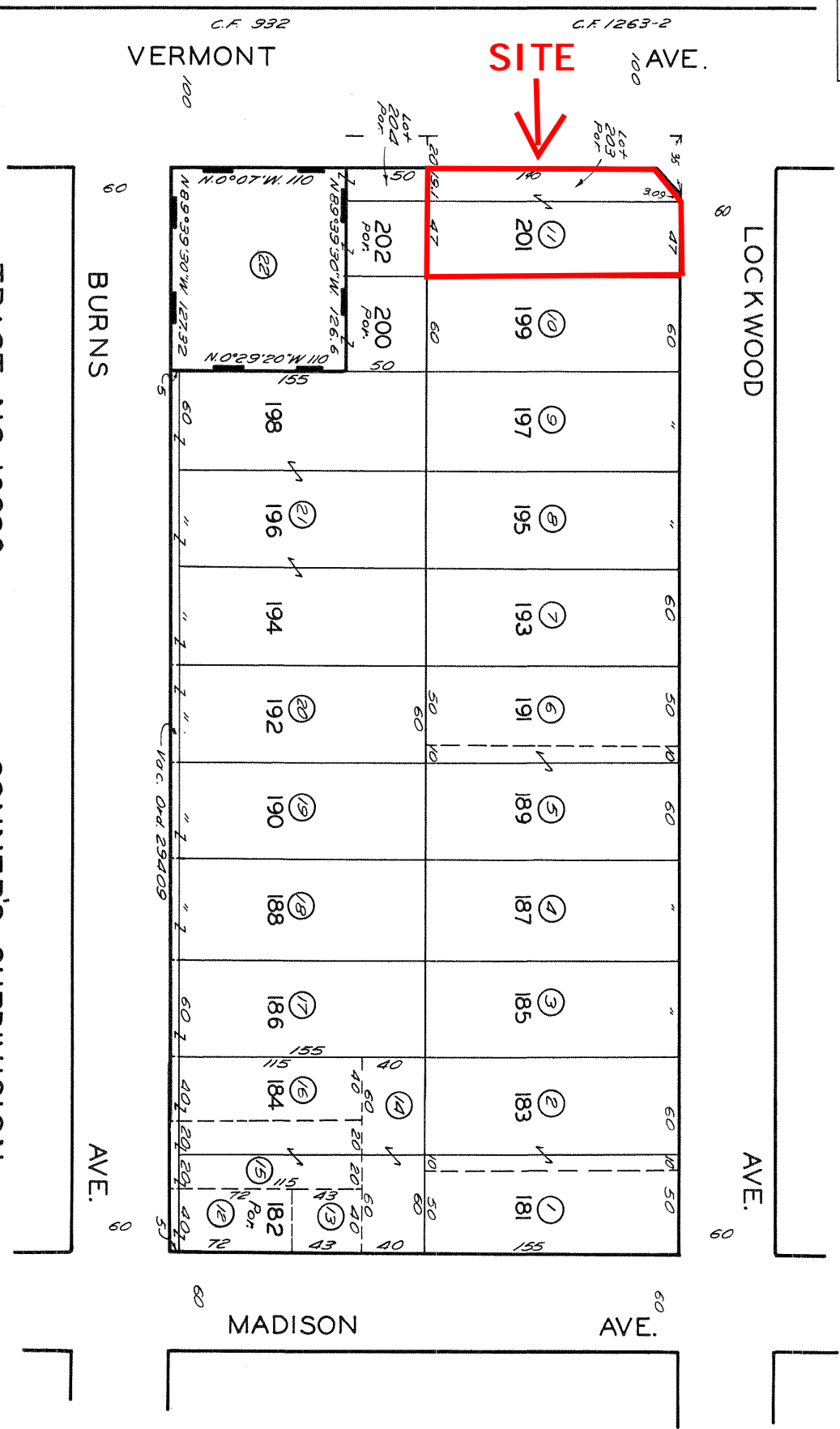
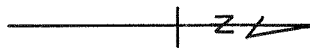
Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.



CODE 13

TRACT NO. 10839
M.B. 191-23

CONNER'S SUBDIVISION
OF THE JOHANNSSEN TRACT
M.R. 15-86

FOR PREV. ASSM'T. SEE: 1669-9

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

930 N. VERMONT AVENUE, LOS ANGELES, CA 90028