

For Sale in Los Angeles, CA 90016

1941 & 1945 CARMONA AVENUE

*±3,194 SF Religious
Facility & ±1,424
SF Parsonage
Situated on ±0.39
Gross Land AC*



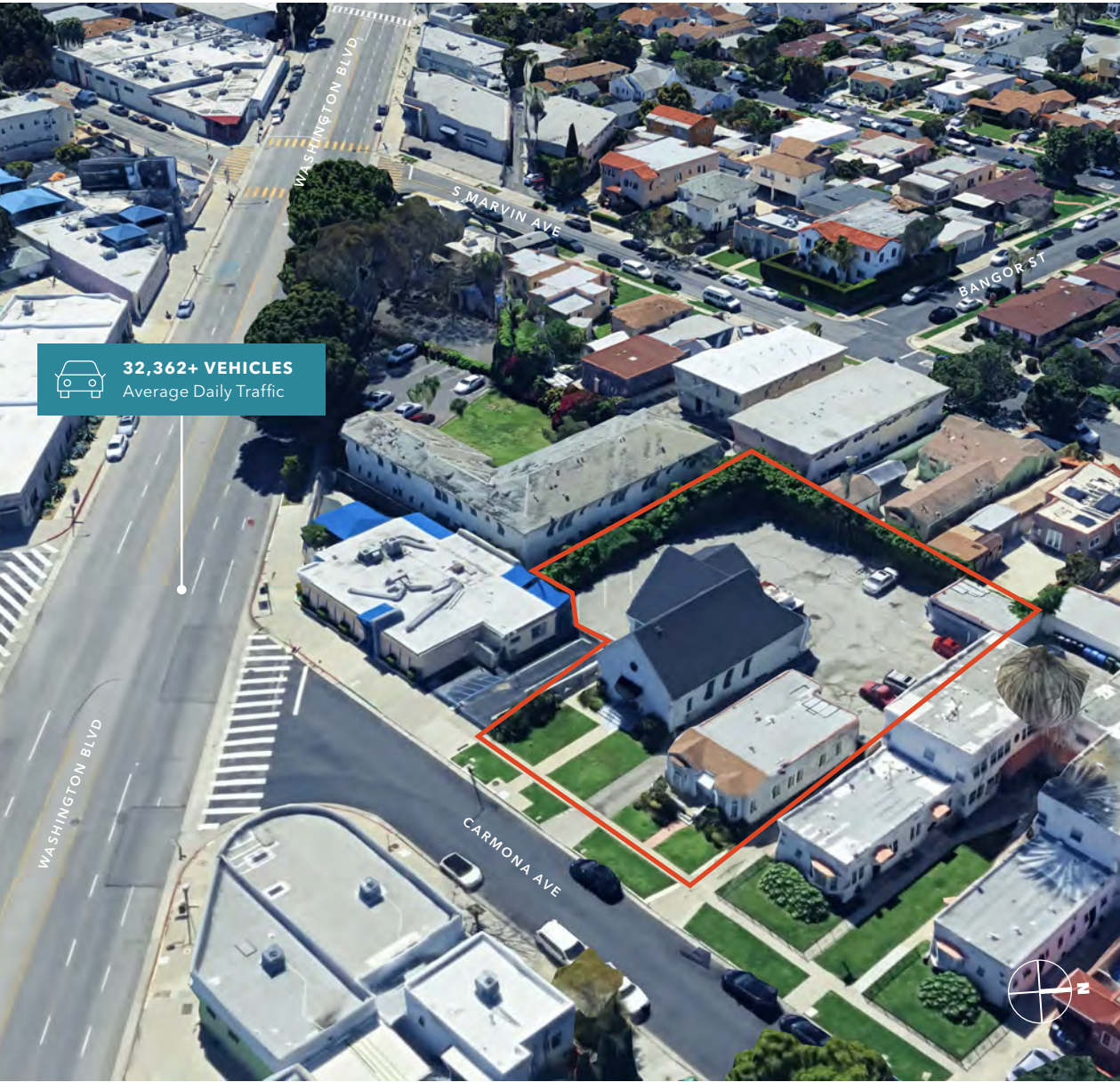
Exclusively listed by

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 **32,362+ VEHICLES**
Average Daily Traffic

Unique opportunity to develop or acquire an existing, well-located religious facility & parsonage easily accessible off I-10 & Washington Blvd

TOTAL BUILDINGS (100% IMPROVED)	Religious Facility Parsonage	±3,194 ±1,424
GROSS LAND	±0.39 AC / ±16,934 SF	
MAIN SANCTUARY & BALCONY	±100 people	
FEATURES	Classrooms, offices, and storage spaces throughout	
PARKING LOT	Located in rear of building	
LOCATION	Conveniently near I-10 via Washington Blvd	
UNIQUE OPPORTUNITY	Develop or acquire an existing, well-located religious facility	
PARCEL NUMBERS	5064-012-003 & 5064-012-004	
SALE PRICE	\$2,250,000	

±4,618
TOTAL AVAILABLE SF

±16,934
TOTAL SF (2 LAND PARCELS)





RESTRICTED DENSITY MULTIPLE DWELLING (RD 1.5) ZONING

Low Medium Density II Residential General Plan

This zone provides for a minimum lot area of 1,500 SF of PDU & located within an Opportunity Zone. This zone is intended to promote the development of multiple dwellings or group dwellings, & apartment houses.

Transit Oriented Community Tier 2. Transit Priority Area. This site is located within a half mile of a major transit stop.

Obvious Conditionally Permitted Uses include:

- Accessory Dwelling Units
- Churches
- Educational Institutions

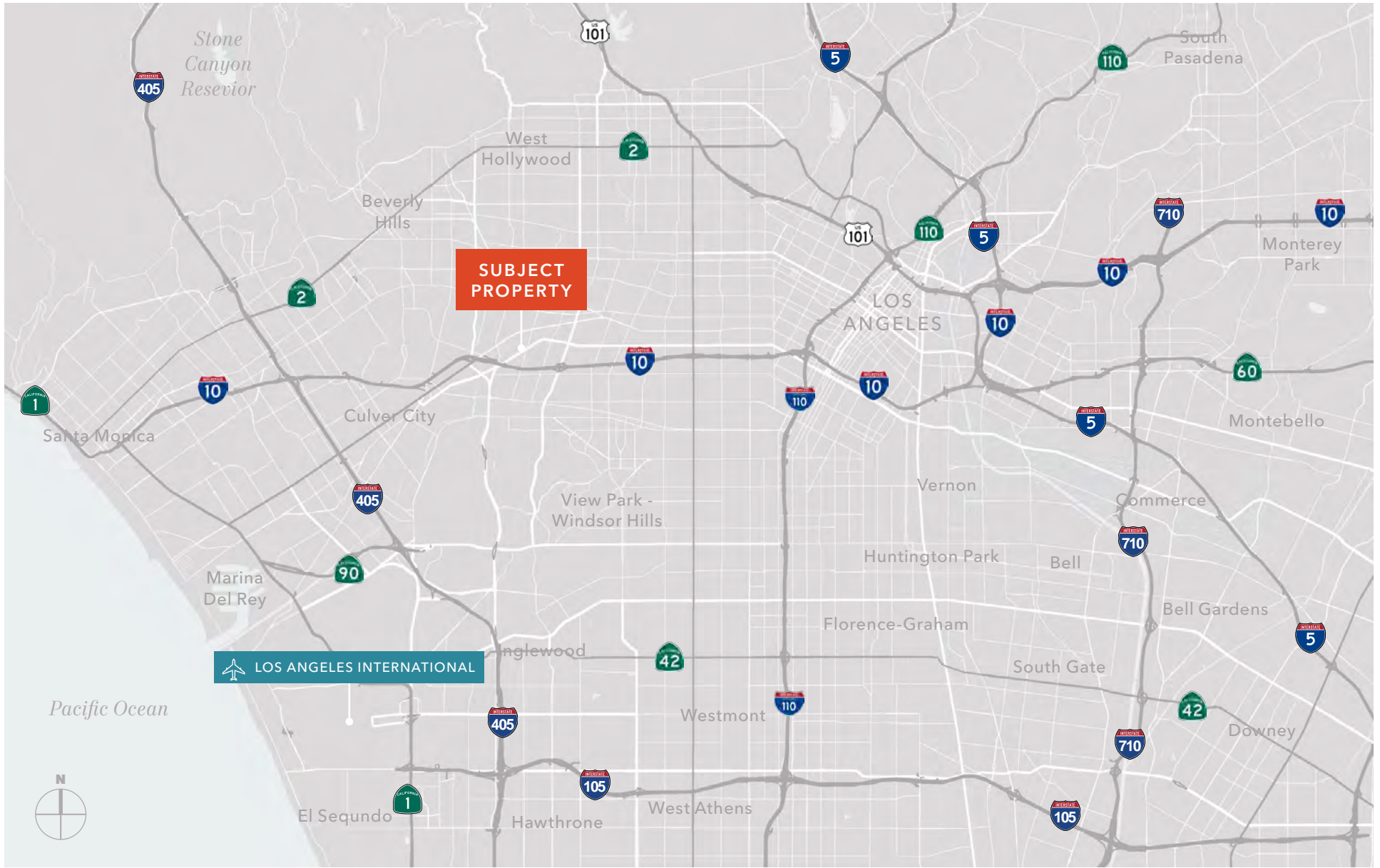
GENERAL PLAN LAND USES



Orange square: R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP Generalized Zoning

Pink square: Highway Oriented Commercial & Limited Commercial

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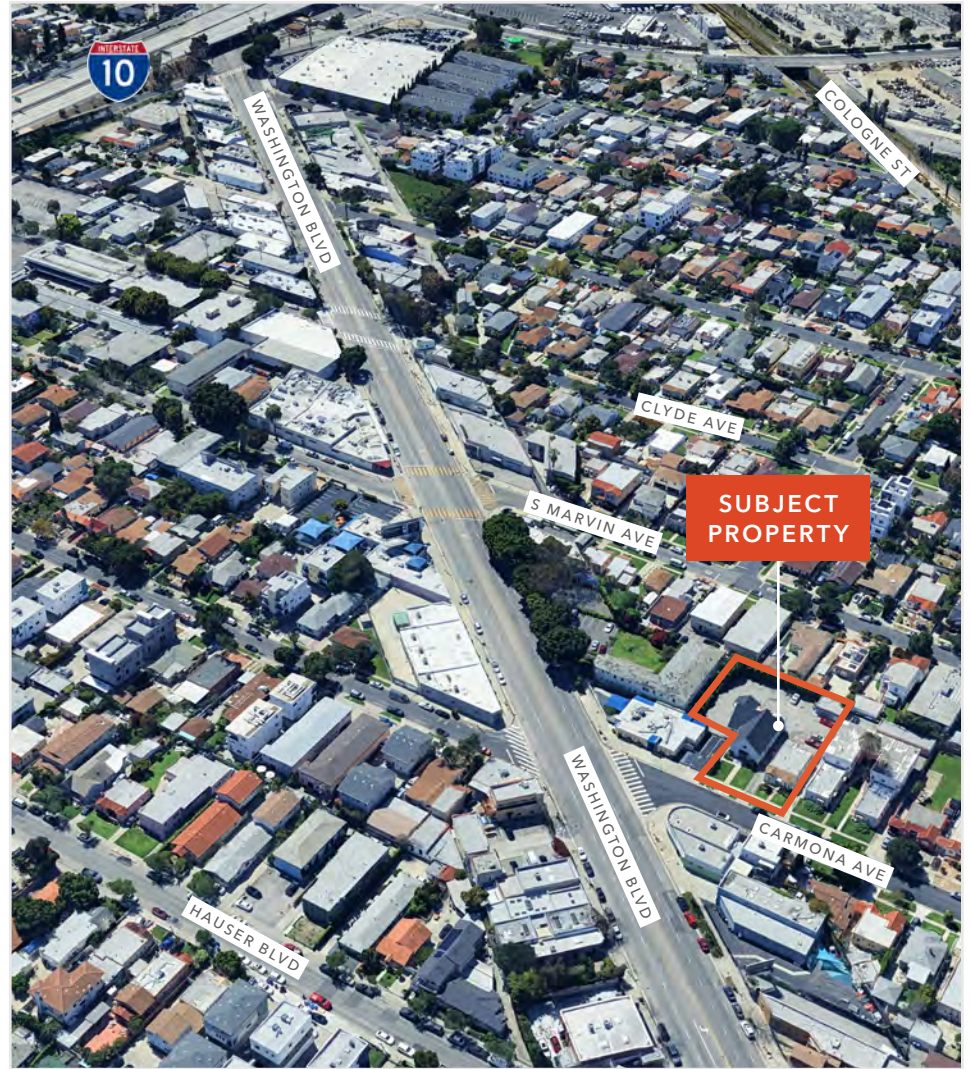


1941 & 1945 CARMONA AVE

PLAT MAP



SITE MAP



1941 & 1945 CAROMONA AVE



SUBJECT
PROPERTY

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