

JUST LISTED

ONE OF A KIND BUSINESS OPPORTUNITY

4605 W PICO BLVD.
LOS ANGELES CA 90019

\$3,999,000

Features

- Lot Size 0.36Ac
- 12 On-site Parking Spots
- Zoned C4-1-O in a Tier 1 TOC



TURN KEY AUTO BODY SHOP WITH OPPORTUNITY IN PRIME LOS ANGELES AREA. 3 PARCELS COMBINED, FEATURING A READY- TO - USE SPARY BOOTH AND EXCELLENT FRONTAGE ON PICO BLVD. IDEAL FOR REDEVELOPMENT ZONED C4-1-O IN A TEAR 1 TOC. OPPORTUNITY TO BUILD 59 UNITS UTILIZING THE TOC BENEFITS. TOTAL LOT SIZE 0.36AC.



ARMINE DAGHBASHYAN
8185178983
COLDWELL BANKER
REALTORARMINE@GMAIL.COM
DRE#01757693

**COLDWELL
BANKER**