

**8819 Reading Avenue
Westchester, CA 90045**

**Call for Offering
Memorandum**



Just minutes from Sofi Stadium, LAX, Silicon Beach, West LA, and the South Bay, this exceptional 7-unit building offers an unbeatable investment opportunity. Featuring a nearly finished, brand-new 2bd/1ba permitted ADU, this property is already generating a substantial \$191,088 in gross income- with 20% upside in rents.

Contact Information :

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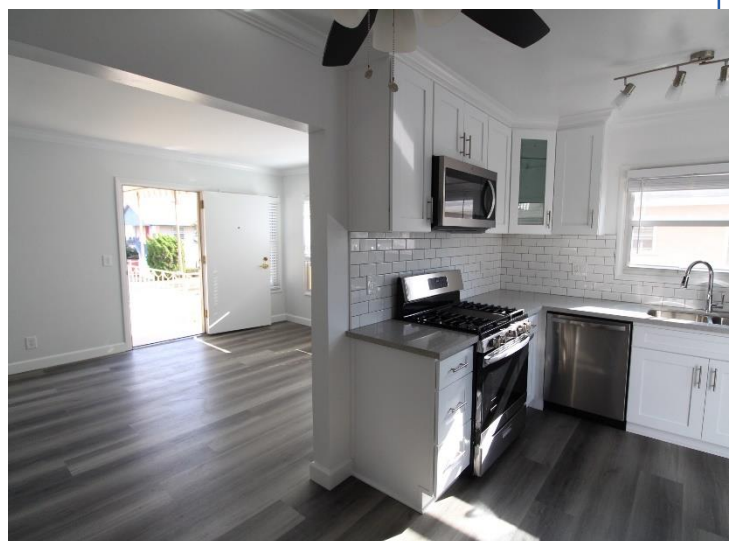
**For Information on Coldwell Banker Commercial Contact Frank , or
Viktorie, Commercial & Investment Properties**

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7-units with 20%
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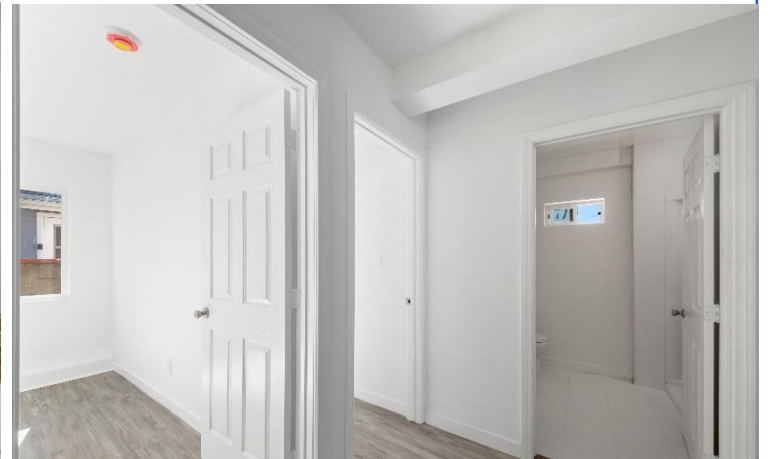
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**COLDWELL BANKER
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**8819 Reading Avenue
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**3 Remodeled
Units**



The building boasts 3 newly remodeled units and recent upgrades, including dual-pane windows, copper plumbing, a new roof, foundation work, fresh exterior paint, and updated landscaping. Plus, with a Tier 3 Transit Oriented Communities Density Bonus (TOC), the 7,008 sq ft R3 lot offers exciting future development potential.

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**COLDWELL BANKER
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Copper Plumbing

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Commercial is Our Calling



Coldwell Banker Commercial is a leading provider in commercial real estate brokerage services with access to thousands of industrial, land, multi-family, office and retail commercial real estate listings across the United States, Canada and worldwide. The Coldwell Banker Commercial organization has an expansive database of commercial real estate listings and Frank Ponce is ready to help clients discover untapped commercial real estate market opportunities and deliver a range of services.

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Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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REAL ESTATE MARKETING**
at the
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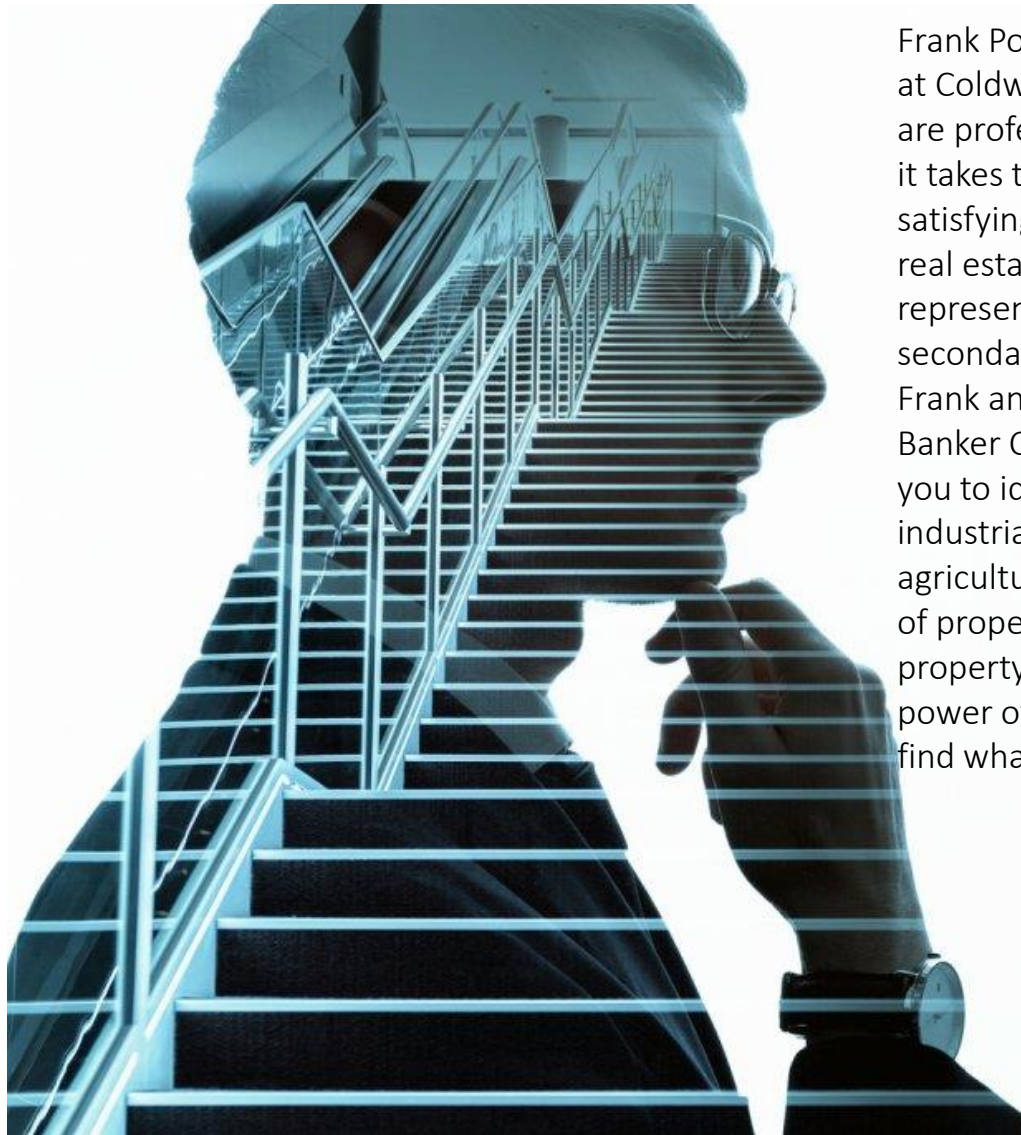
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Thought and Leadership into Every Deal



Frank Ponce and Anna Khomut at Coldwell Banker Commercial® are professionals and know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Frank and Anna at Coldwell Banker Commercial® can support you to identify multifamily, industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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