

EXCLUSIVE LISTING

7330 N FIGUEROA ST, LOS ANGELES, CA 90041

Beautiful ±6,900 office building located on Figueroa in Eagle Rock!



Property Overview

Subject Property:	7330 N Figueroa Los Angeles, CA 90041
Price:	\$3,750,000
APN#:	5709-006-005
Year Built:	1954
Building Area:	6,897 SF
Lot Size:	16,559 SF
Zoning:	[Q]C4-1XL
Estimated Parking:	15 Spaces

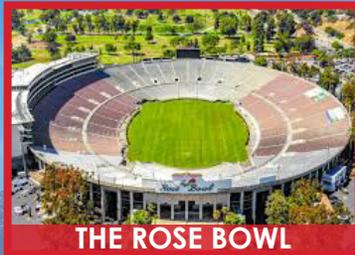
Investment & Property Highlights

- Very clean Mid-Century office building, located in a great central Eagle Rock / Highland Park location
- Clean lines, large windows, nice natural lighting, and secure entrance
- Many major capital improvements made throughout including new roof and updated electrical
- Property currently has 7 offices, 4 divided large rooms (currently classrooms), a conference room, multiple storage areas, and 4 restrooms
- Nice outdoor space for a comfortable / creative work environment
- Large property with parking on a corner lot, close to Highland Park, Eagle Rock, Glendale and Old Town Pasadena
- Currently occupied by a school with 2+ years remaining on the lease
- Could be great owner user building. Ideal for the business that's growing but isn't looking to take over space immediately. Opportunity for short-term investment, collecting rent and eventually moving in!



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THE ROSE BOWL



ANNANDALE GOLF CLUB



PASADENA

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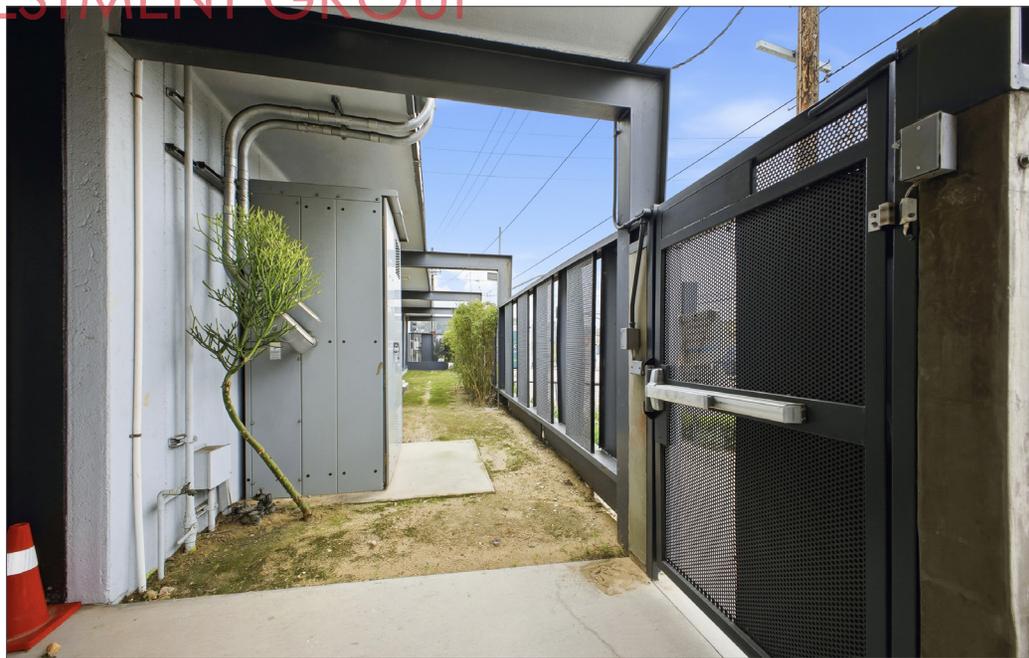
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