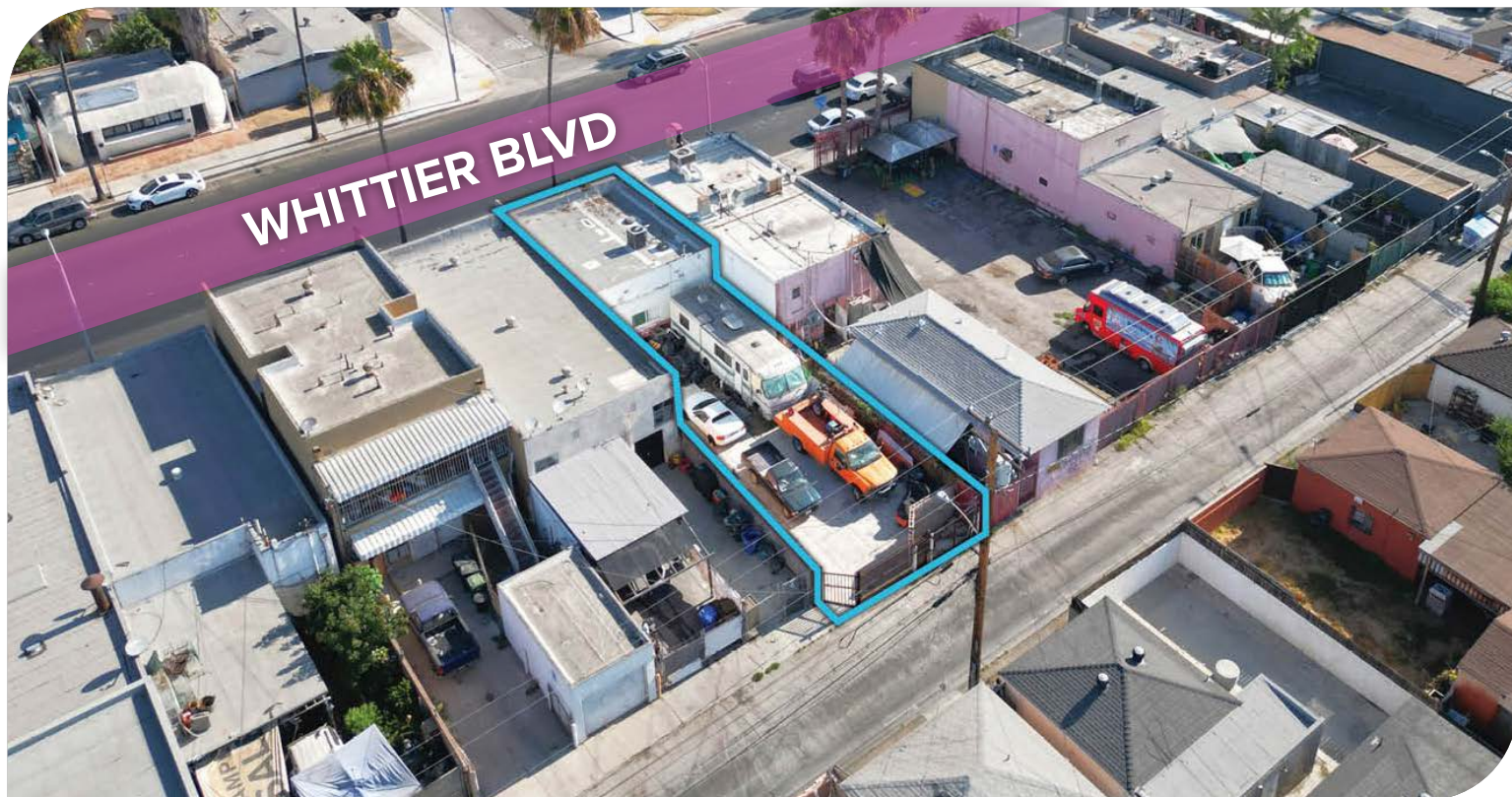


**FOR
SALE**

±750^{SF} COMMERCIAL BLDG ON ±2,489^{SF} OF LAND
6424 WHITTIER BLVD | LOS ANGELES, CA 90022

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



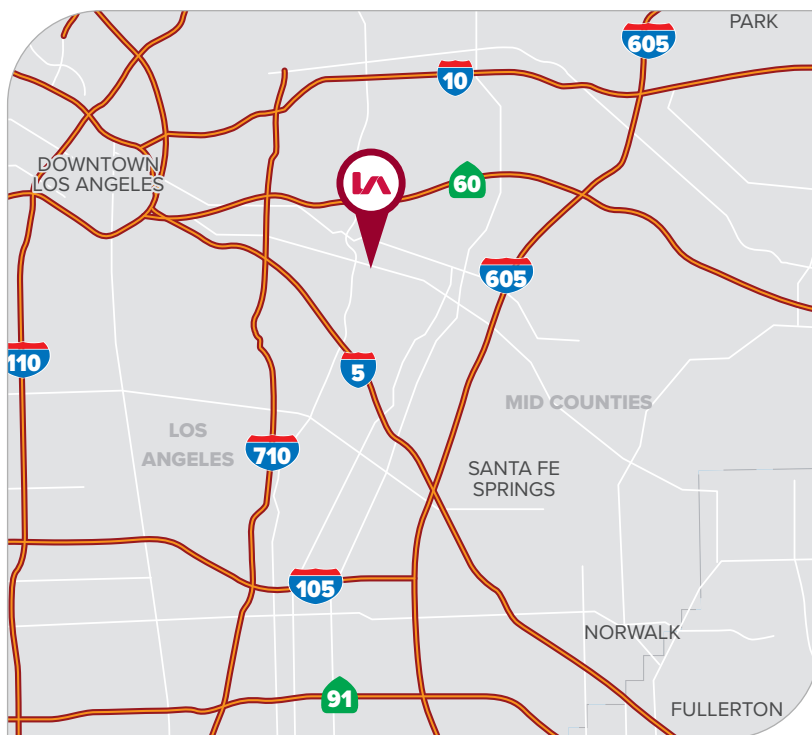
PROPERTY HIGHLIGHTS

- Small Bldg w/ Large Concrete Yard / Parking Lot
- Highly Trafficked Whittier Blvd Frontage
- Perfect for Small, New Business Opportunities
- Excellent Parking - Fully Fenced / Gated Lot
- Unincorporated LA C-3 Zoning - Business Friendly
- Newly Renovated Interior Improvements (2024)
- Multiple Access Points w/ Rear Alley
- Possible 2 Bldg Sale (6318 Whittier) - Call Broker

PRICING SUMMARY

ASKING PRICE

\$430,000



FOR MORE INFORMATION, PLEASE CONTACT



TONY NAPLES

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o 818.395.4373



MATTISON BEHR

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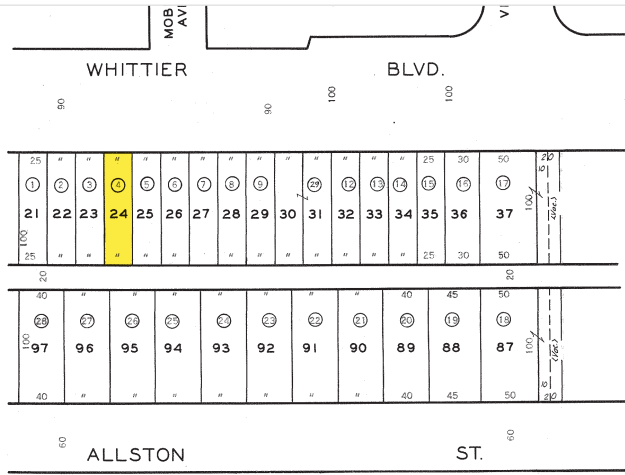
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**PARCEL MAP
2007**



TRACT NO. 8649
M.B. 131-33-35

PROPERTY SUMMARY

TOTAL BUILDING SF	±750 SF
TOTAL LAND SF	±2,489 SF
CLEAR HEIGHT	13' Clear Height
PARKING	±6 Spaces (Tandem)
CONSTRUCTION	Wood Frame/Stored
YEAR BUILT	1948 (Renovated 2024)
ZONING	Uninc. LA C-3
APN	6351-022-004
ACCESS	Whittier Blvd & Alley
DELIVERY	Vacant at Close of Esrow

ALSO AVAILABLE

6318 Whittier Blvd.
Contact Broker for Portfolio Sale



WHITTIER BLVD

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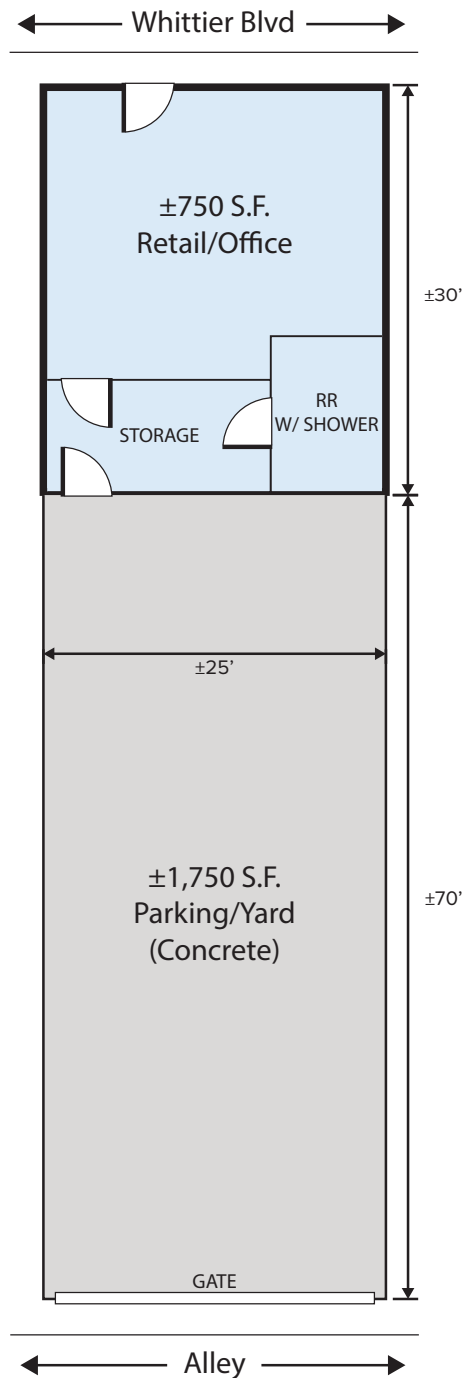
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SITE PLAN



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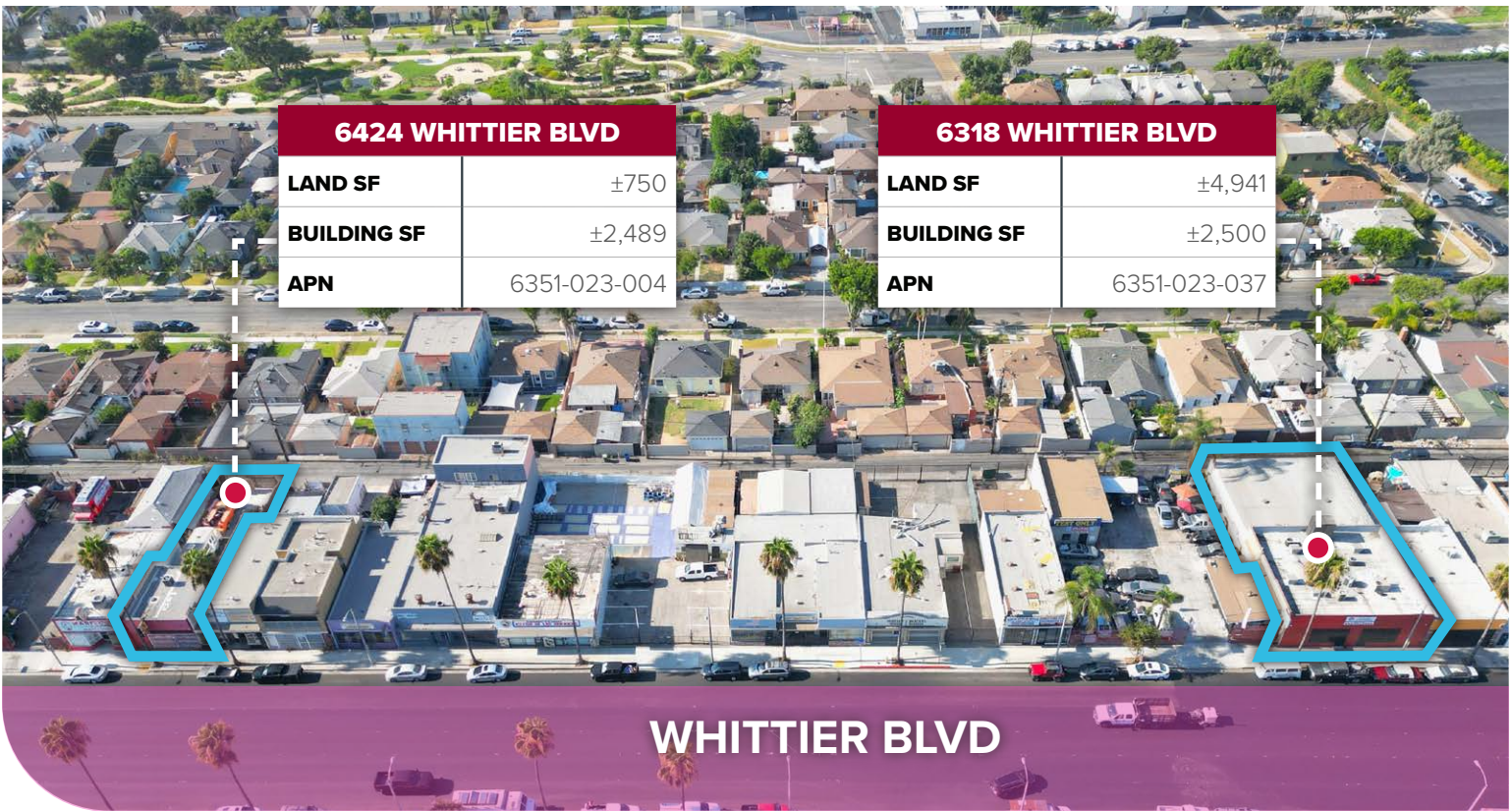
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POSSIBLE 2 BLDG SALE: 6424 & 6318 WHITTIER BLVD



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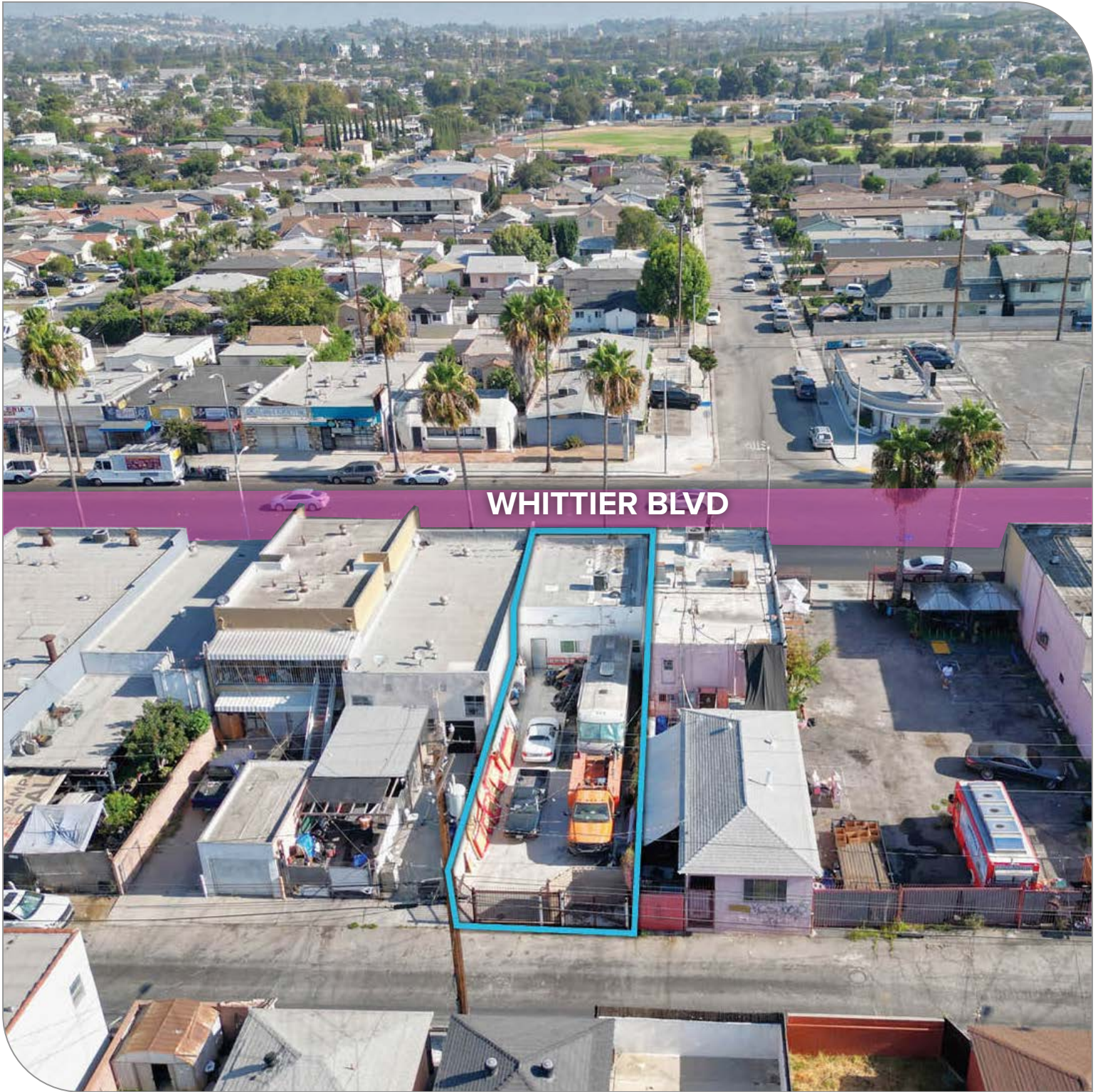
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WHITTIER BLVD

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