

FOR SALE

3916-3922 E 3RD ST

LOS ANGELES, CA 90063



*2% Commission to Procuring Broker

*Excellent Owner/User Opportunity
in Central Los Angeles*

PROPERTY OVERVIEW

LIST PRICE	\$1,100,000
PRICE/SF	\$480.00
BUILDING SIZE	2,290 SF
LOT SIZE	0.10 AC / 4,361 SF
YEAR BUILT RENOVATED	1947 2024
APN	5232-031-022
ZONING	LCC3
PARKING	8 spaces

2,290 SF
BUILDING SIZE

\$1.10M
LIST PRICE

NICK ARNST
213.225.7226
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



PROPERTY HIGHLIGHTS

Excellent owner/user opportunity

Front building divided into three (3) separate metered units

Units can be combined for an owner/user

Investment income w/ rear house @ \$1,950/month

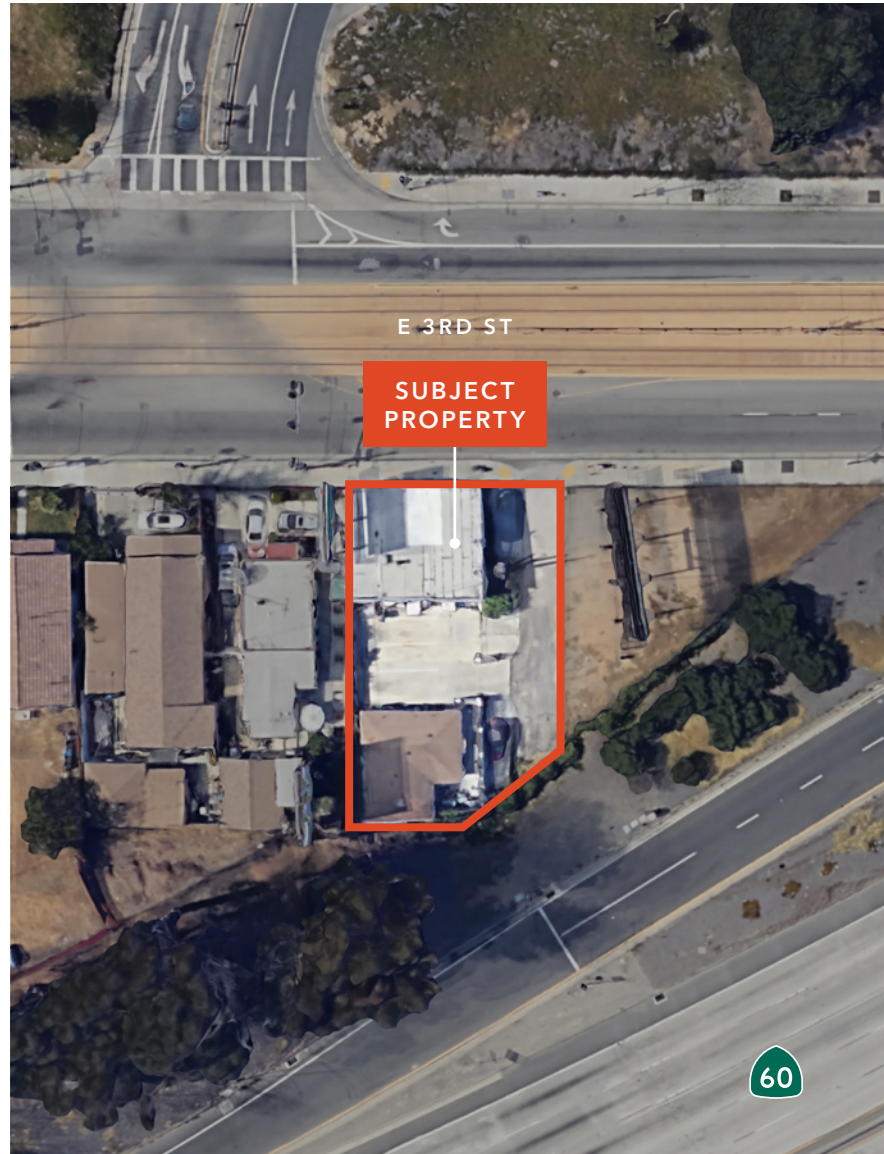
Brand new roof and recently refurbished units

Immediate access to Downey Road & 60 Freeway

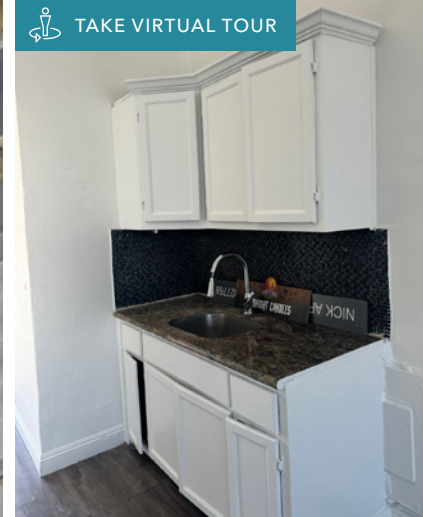
AVAILABLE SUITES

Unit	Size	Available	Notes
3916	350 SF	No	Lease expires 6/30/25 or 60 day notice to vacate.
3918*	550 SF	Yes	Recently refurbished.
3920*	550 SF	Yes	Recently refurbished.
3922	840 SF	No	2 BD/1 BA home rented in the rear at \$1,950/mo gross. Month to month lease.

*Include showers inside the unit.



[TAKE VIRTUAL TOUR](#)



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.