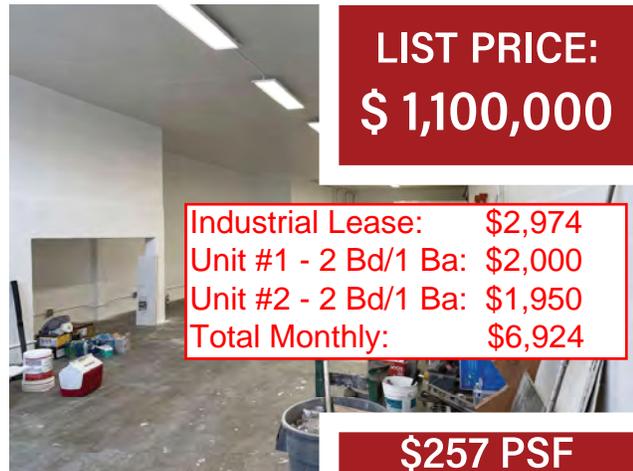


MIXED USE PROPERTY - FOR SALE

5442 & 5442 1/2 A & B Alhambra Avenue, Los Angeles 90032



LIST PRICE:
\$ 1,100,000

Industrial Lease: \$2,974
Unit #1 - 2 Bd/1 Ba: \$2,000
Unit #2 - 2 Bd/1 Ba: \$1,950
Total Monthly: \$6,924

\$257 PSF

4,282 SF / BUILDING AREA
2,433 SF / LOT



HIGHLIGHTS & INFO

- Dock High Loading
- Alley Access
- Residential 2nd Floor
- Two Units / 2 Bedrooms Each
- Zoned LAMR 1
- Ground Floor Tenant Lease Exp. 12/25

Regarding further information, please contact:

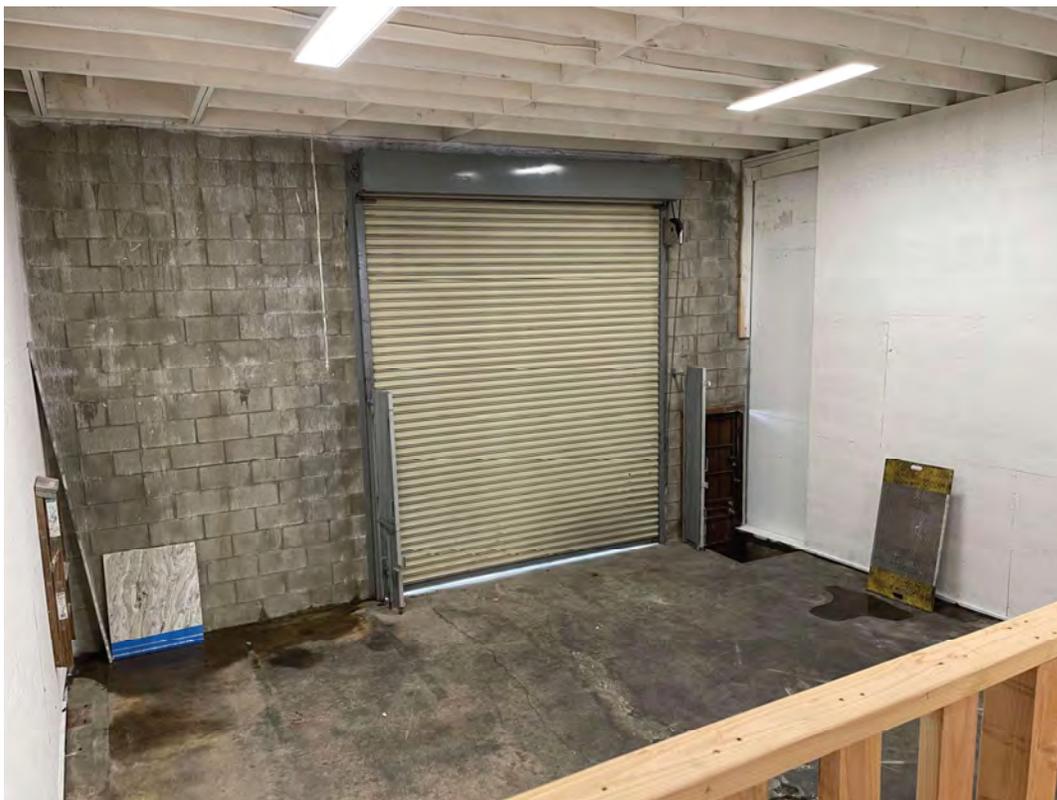
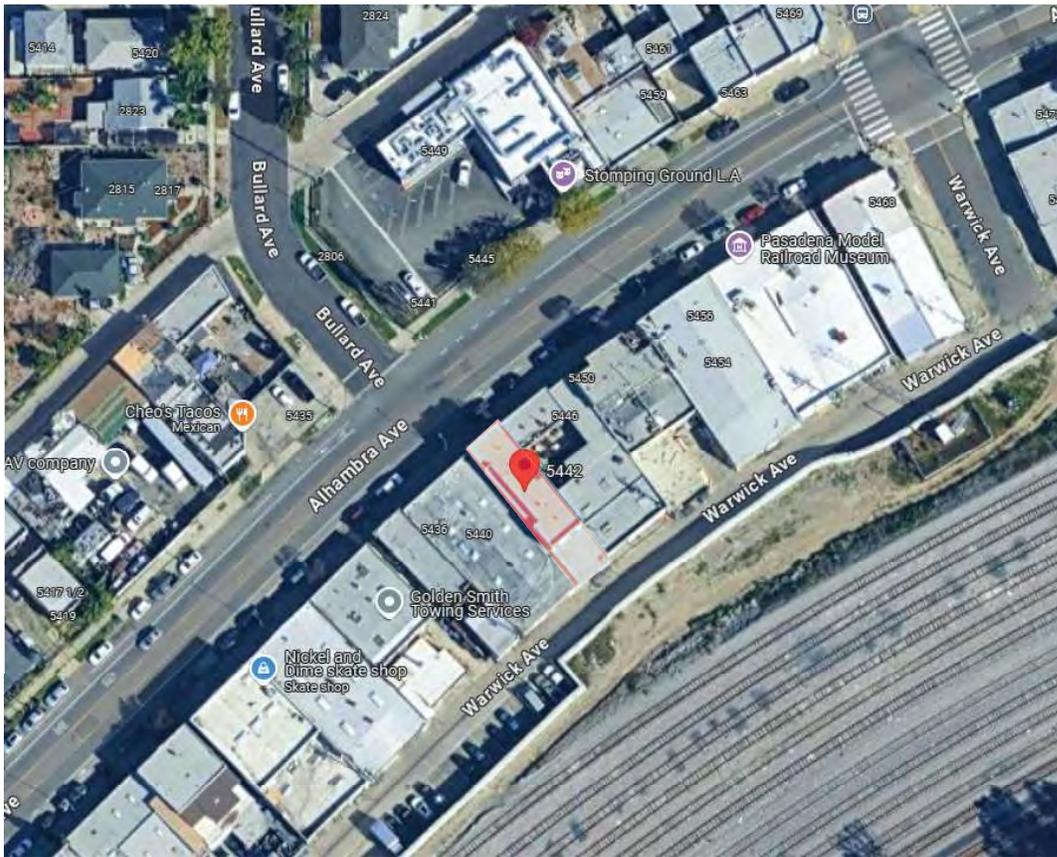
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www.eastsideprop.com



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