

FOR SALE

8601 S. Broadway Street Los Angeles, CA 90003



Property Overview

OWNER/USER OPPORTUNITY!

The subject property consist of a 7,500 square foot free-standing building on a lot of approximately 7,500 square feet and a non-contiguous gated parking lot that is approximately 7,400 square feet. This former Legal Aid building was completely renovated in 2008 for the purpose of certifying the building and leasing the space to the Los Angeles County of Education. The Los Angeles County of Education will be vacating November 2017. The property does have an "E" permit.

Located just east of the Harbor (110) freeways and close proximity to the cities of Inglewood, Compton, Huntington Park and South Gate.

Property Highlights

- Delivered Vacant
- Signalized intersection
- Located on two major thoroughfares
- Heavy vehicular and pedestrian traffic
- Parking lot included
- School use permitted

SALE PRICE:	\$2,400,000
BUILDING SIZE:	7,500 SF
LAND SIZE:	7,500 SF
PARKING LOT:	7,400 SF
CROSS STREETS:	SWC Broadway & Manchester Ave.
APN #:	6040-014-001 6040-014-021

FRALIN COMMERCIAL, INC.

Urban Real Estate Services

3701 Stocker St., Suite 410
Los Angeles, CA 90008

Stanley Bishop

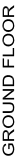
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The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.

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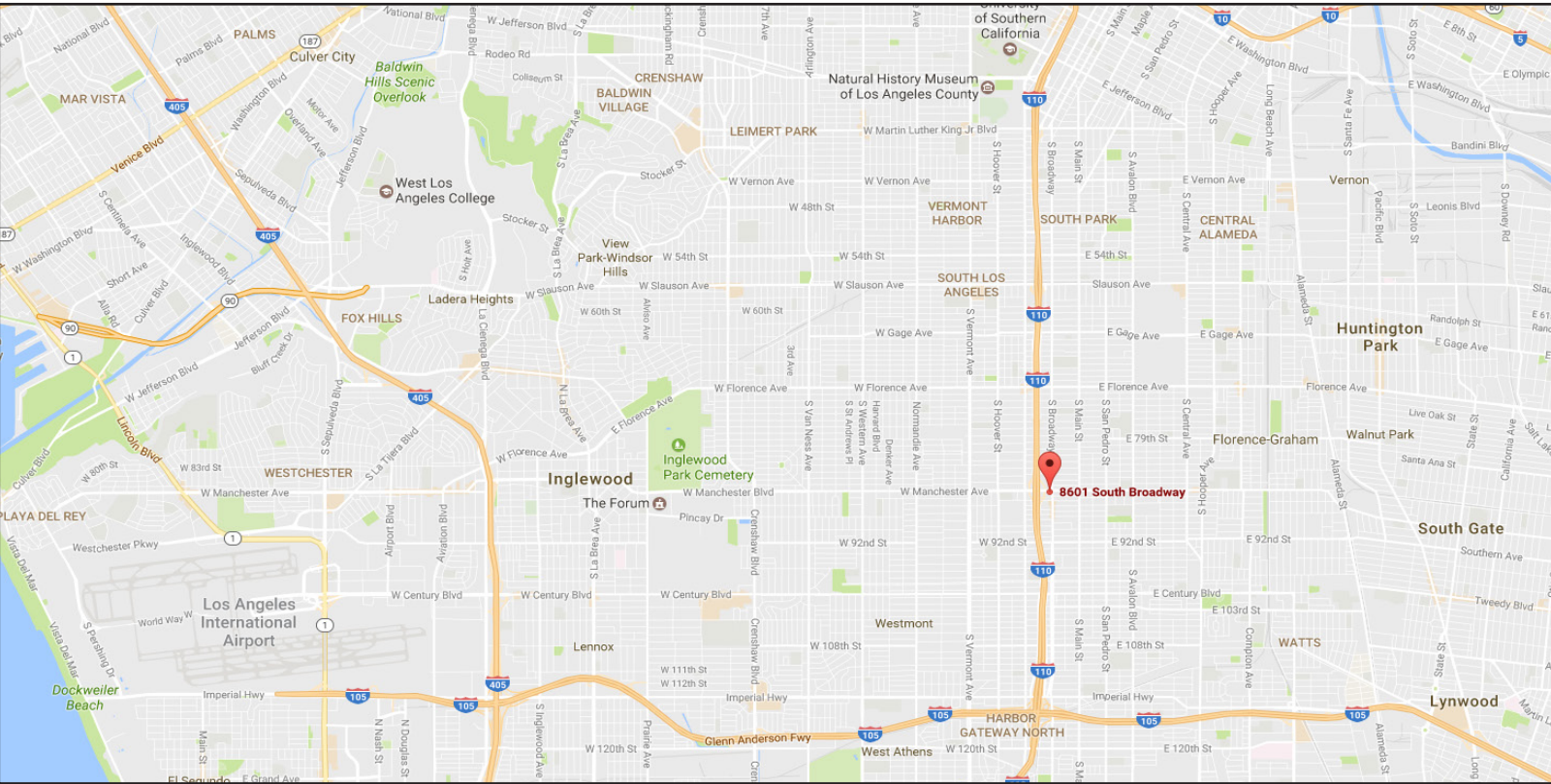
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LOCATOR MAPS

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