



# OPPORTUNITY AWAITS

PRIME LOCATION WITHIN THE CITY OF LOS ANGELES



8312 S BROADWAY • LOS ANGELES

APN: 6031035004 • 2,400 Sq.Ft. • 5,799 Sq.Ft. Lot • Built in 1923

Prime location within the City of Los Angeles renovation project and a short 7.5-mile drive to Downtown Los Angeles. There is easy access to the 110 and the 105 freeways as well. This property offers high visibility traffic along a busy street and it has in place signs for a new owner to place his/her own touches. It is a standalone structure with gated parking on the back and the side of the building. The City has added a strip of land at the back of the lot that was used as an alley way for utility access. The current owners have replaced the roof and added a heavy-duty Armstrong Industrial flooring and installed an alarm system. There is also air conditioner and the building stays cool also due to the thick brick walls. It might have multiple uses. In the past it was used as a video store, laundry facility and laundromat. Therefore, it has the infrastructure to convert it back into a laundry facility. The city may allow to use it as a dispensary, retail, car mechanic, restaurant, medical office, beauty parlor and a church just to name a few of the possibilities.

**Offered at \$650,000**

All information deemed reliable, but not guaranteed.



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Buyer to satisfy themselves with any rules and regulations for subject property. TRG does not guarantee the accuracy of room dimensions, square footage, or other information regarding the condition or features of the property provided by the Seller or obtained from public records or other resources. Buyer is advised to verify that information through personal inspection with the appropriate professionals.