

COMMERCIAL PROPERTY FOR SALE

Owner/User or Investor Opportunity

BUILDING SQ.FT.: 8,794±

LAND SQ.FT.: 10,900±



732 E 8TH ST & 801 S CROCKER ST, LOS ANGELES, CA 90021

100% Occupied — 8 Retail Stores

- Prime DTLA Fashion District corner location
- Perfect for owner/user or investor — Building divisible to 8 units
- Current \$377,700 gross annual income (call broker for rent roll and financial data)
- Fantastic visibility and exposure with heavy vehicle traffic
- Many possible uses! Cash & carry, flower mart, fashion/textile/fabrics use, party store, Latin goods store, candy store, electronics, general merchandising, etc.
- On the border of the Fashion District, Flower District and Electronics District
- Located just 3 blocks north of San Pedro Wholesale Mart
- APN 5146-025-027 — Zoned LA M2 — Built in 1972
- Future development potential
- Asking price: \$4,999,999 (\$568.57 per sq.ft.)

For More Information, Please Contact

SION KHAKSHOUR

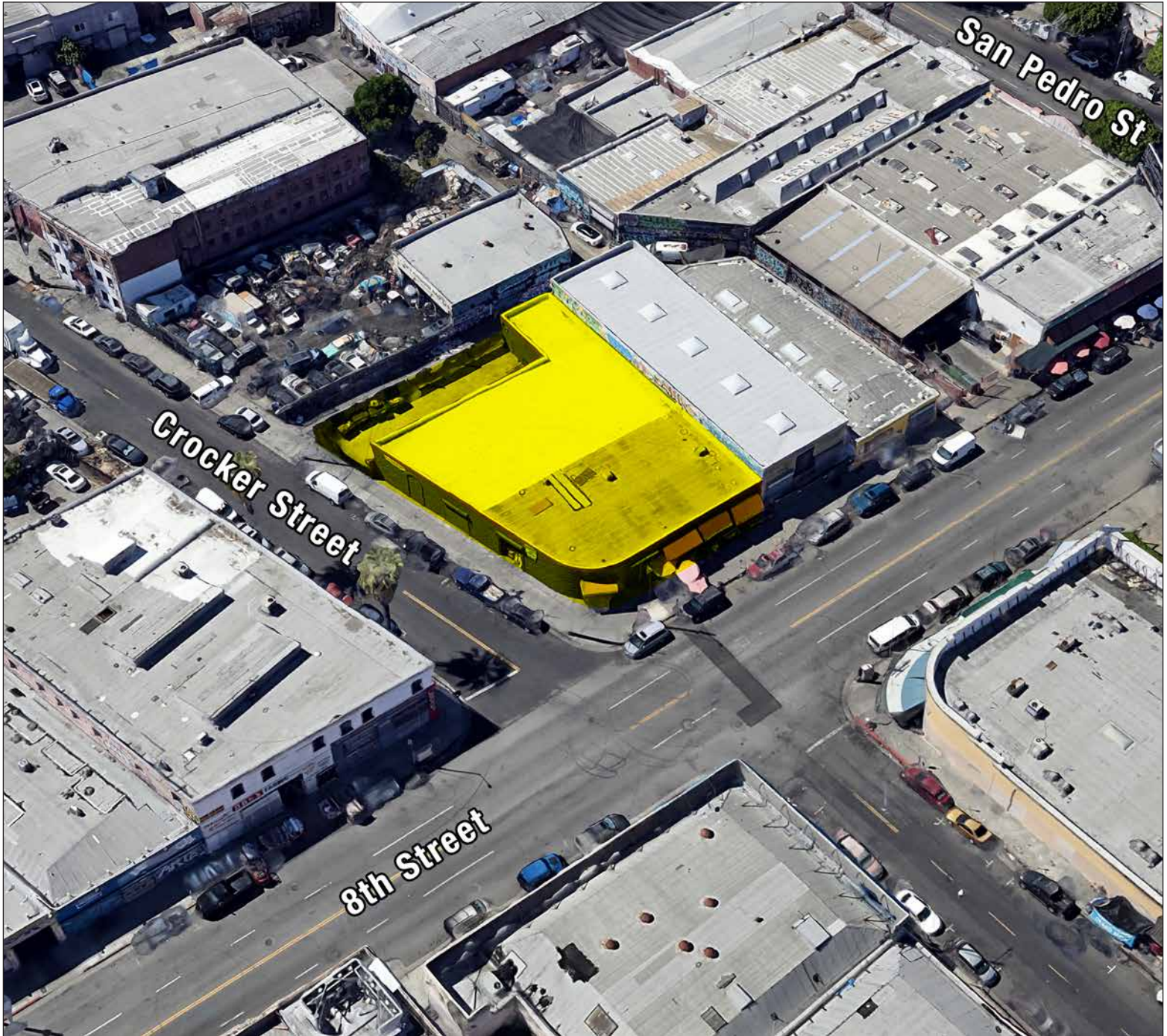
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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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