



OWNER USER RETAIL/OFFICE FOR SALE

PAR
COMMERCIAL BROKERAGE



**ADDRESS: 2815 W. JEFFERSON BOULEVARD,
LOS ANGELES, CA 90018**

PURCHASE PRICE: \$950,000

BUILDING SIZE: 4,300 SQUARE FEET (APPROXIMATELY)

(DIVISIBLE TO 4 UNITS OF APPROXIMATELY 983 SF, 990 SF, 998 SF AND 1,330 SF)

LOT SIZE: 10,018 SQUARE FEET (APPROXIMATELY)

ZONING: LAC2

YEAR BUILT: 2008

PARKING: 14 TOTAL SECURED/FENCED PARKING SPACES

-AVAILABLE FOR IMMEDIATE OCCUPANCY FOR AN OWNER USER-

- **80' OF FRONTAGE FACING JEFFERSON BOULEVARD**
- **2008 CONSTRUCTION**
- **HIGH TRAFFIC COUNTS ON JEFFERSON BOULEVARD**
- **LOCATED BETWEEN CRENSHAW AND ARLINGTON**
- **GREAT FOR MANY RETAIL/COMMERCIAL OR INDUSTRIAL USERS**
- **22 FOOT CEILINGS WITH GROUND FLOOR ROLL UP DOOR**
- **600 AMPS/140-208 VOLTS/3 PHASE POWER SERVICE**
- **CAN BE DIVIDED INTO 4 UNITS**

1250 6TH STREET #303,
SANTA MONICA, CA 90401

T: 310.395.2663

F: 310:395.2683

WWW.PARCOMMERCIAL.COM

OFFICE LICENSE #01327137

FOR MORE INFORMATION PLEASE CONTACT:

GREG ECKHARDT

310.395.2663 x 103

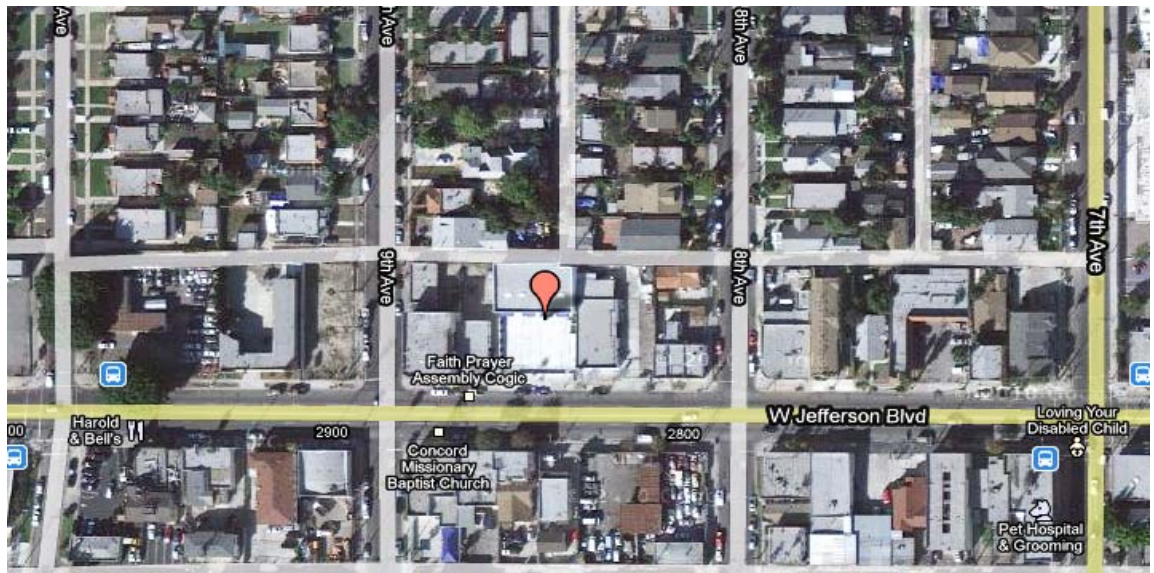
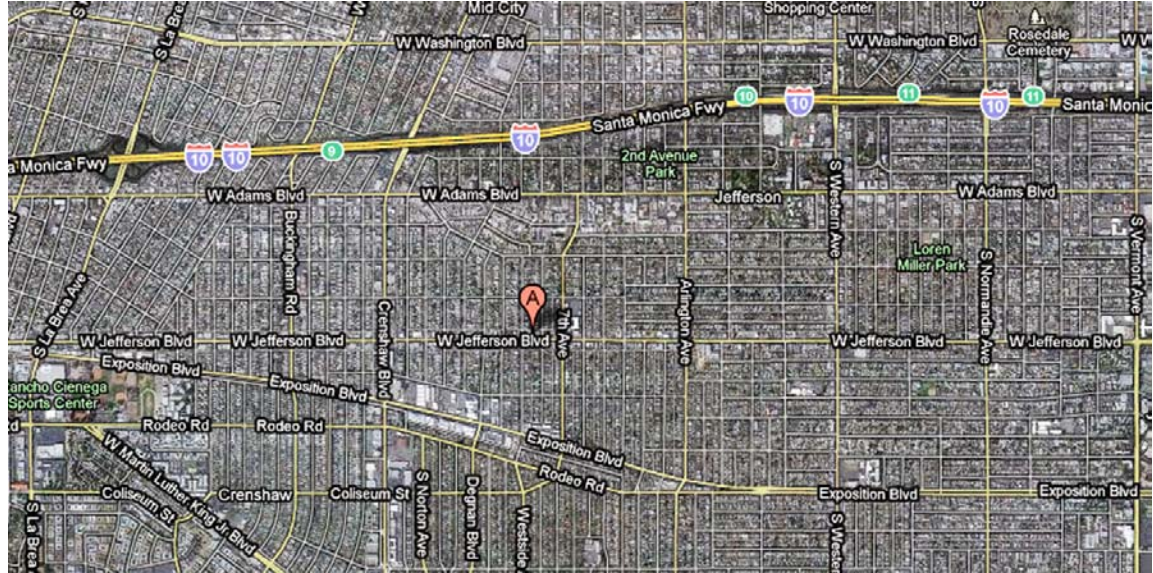
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LICENSE #01255469



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