

# FOR SALE

*Standalone Commercial Property in Hyde Park*



## LOCATION

3206 W. Vernon Ave  
Los Angeles 90008

## SALE PRICE

\$525,000

## PROPERTY TYPE

Office/Commercial

## LOT SIZE

3,751 SF

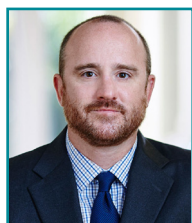
## BUILDING SIZE

756 SF

## YEAR BUILT

1947

## FOR MORE INFORMATION:



### **Tobin M. McAndrews**

Senior Vice President  
mcandrews@westmac.com  
310.966.4386  
DRE#: 01416801

**WESTMAC**  
Commercial Brokerage Company

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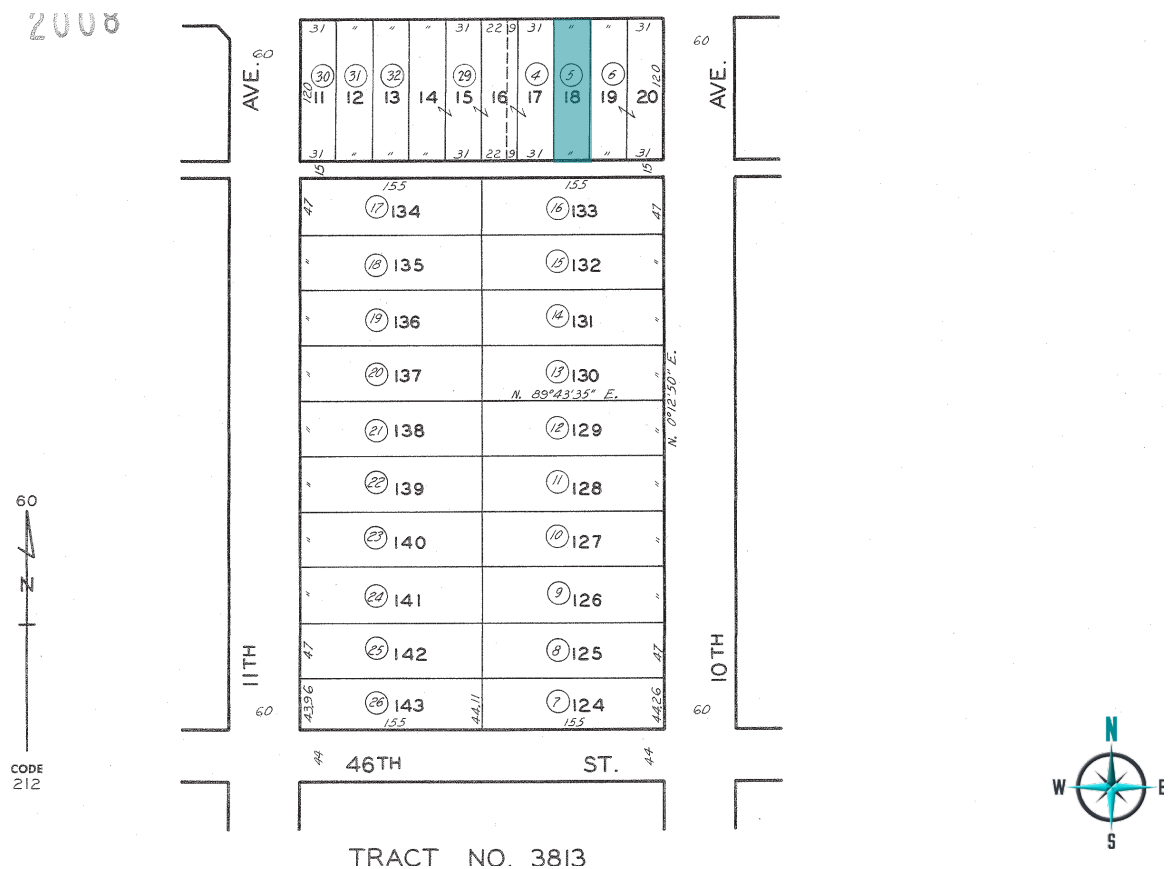
# PROPERTY FEATURES

## PROPERTY DESCRIPTION

This charming 756 square-foot standalone commercial property offers an exceptional opportunity for an office, studio, or retail space in the Hyde Park area. Built in 1947 and situated on a generous 3,721 square-foot lot, the single-story building features versatile LAC2 zoning to accommodate a wide variety of business uses. It provides excellent street visibility and functional space, making it a perfect fit for owner-users or investors looking to establish a presence in a growing Los Angeles neighborhood.

- Gross Income: \$2,000 monthly
- Cap Rate 6% = \$330,000
- NOI: \$20,000 per year
- Cap Rate 7% = \$285,714

## PARCEL MAP



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