

BUSINESS & REAL ESTATE OPPORTUNITY



FLORENCE AUTO PARTS

7118 MAIN STREET | LOS ANGELES CA 90003

TOTAL ASKING PRICE

\$6,000,000

DAE YOUNG HUR

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DRE# 01489175

OVER 40 YEARS OF SUCCESSFUL OPERATION

A rare opportunity to acquire a long-established automotive parts business and commercial property in a prime Los Angeles location.

The owner recently passed away, and the family is offering both the business and real estate for sale.

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PROPERTY HIGHLIGHTS

- Over 40 years of continuous operation
- Well-known and trusted name in the local community
- Prime Los Angeles location with strong automotive industry presence
- Established relationships with repair shops and repeat customers
- Opportunity to continue existing operations or reposition the property
- Business and real estate offered together
- Long-standing reputation for customer service and inventory availability
- Potential owner-user or investment opportunity

PRICING

Business & Inventory Value

- Estimated over \$4,000,000
- Offered at approximately \$2,000,000

Real Estate Value

- Approximately \$4,000,000
- Total Asking Price: \$6,000,000



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PRODUCT LINES

- Engine Parts
- Brake Systems
- Electrical Components
- Filters & Oils
- OEM & Aftermarket Parts
- Commercial & Performance Parts

OPPORTUNITY

Ideal for:

- Automotive operators
- Investors
- Owner-users
- Redevelopment potential buyers

Confidential information available upon request.

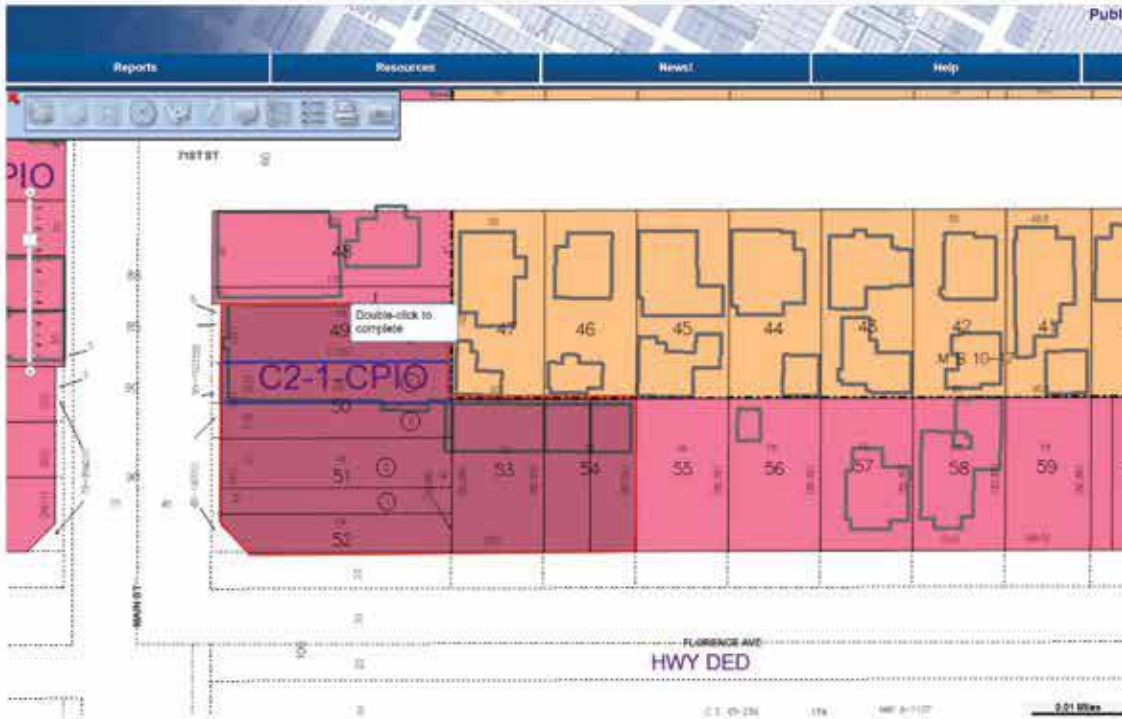




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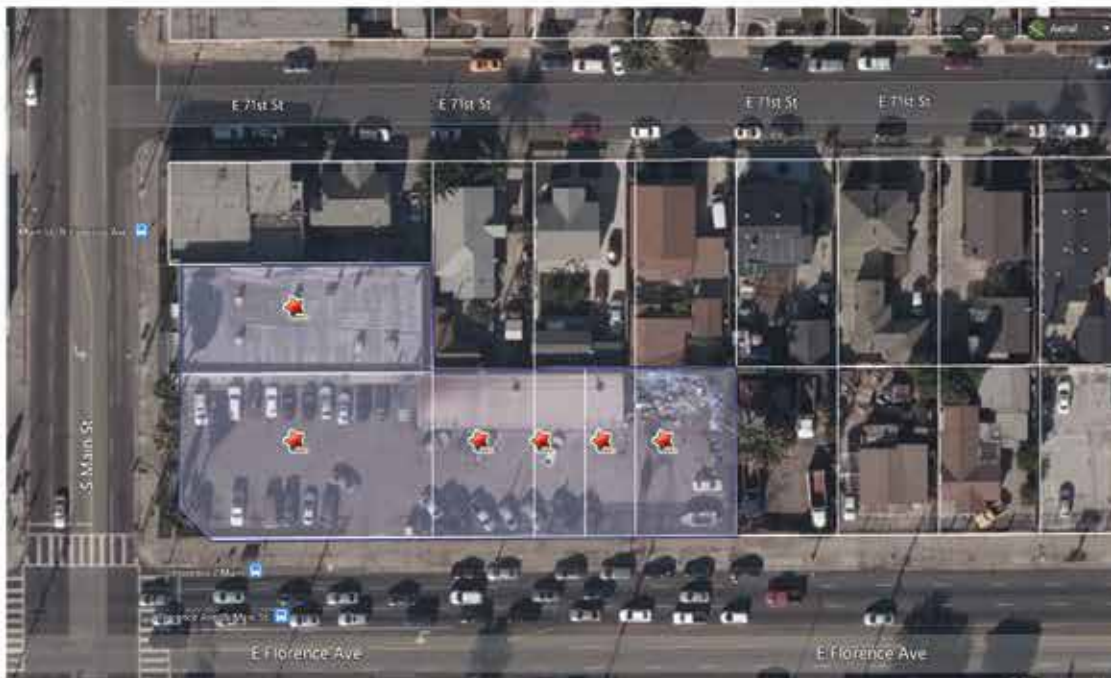
PROPERTY FACTS

Sale Type	Owner User
Property Type	Retail
Building Size	12,700 SF
Year Built	1995
Building Height	2 Stories
Lot Size	0.67 AC
Zoning	C-2 - Commercial; Neighborhood
Parking	40 parking

Property Subtype	Storefront Retail/Office
Building Class	C
Tenancy	Multiple
Building FAR	0.44

PROPERTY TAXES

Parcel Numbers	Multiple
Land Assessment	\$1,038,167
Improvements Assessment	\$559,916
Total Assessment	\$1,598,083



OFFERED AT
\$6,000,000



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