

FOR SALE - LENDER OWNED

VACANT MIXED-USE PROPERTY

Value Add Opportunity | 2 Parcels Totaling ±5,400 SF
1420 & 1424 W Slauson Avenue, Los Angeles, CA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

LIST PRICE:	\$ 550,000
BLDG. SQ.FT.:	4,200 SF
PRICE PER SF:	\$ 131
LAND SQ.FT.:	5,400 SF
LAND PRICE PER SQ.FT.:	\$ 102
YEAR BUILT:	1950
APN:	6002-004-029 & 6002-004-028
ZONING:	LACM
FLOORS:	1 to 2
OPPORTUNITY ZONE:	No



1424 W Slauson Ave - Interior View



1420 W Slauson Ave - Land Parcel

For Owner/User SBA Financing, Contact:

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PROPERTY OVERVIEW

1420 & 1424 W Slauson Avenue is a Lender Owned multi-tenant commercial/industrial property with two side by side parcels totaling in 5,400 square feet. 1420 W Slauson Avenue is a vacant parcel and is boarded up from Slauson Avenue. 1424 W Slauson Avenue includes a $\pm 4,200$ SF vacant two-story building. The two-story building includes $\pm 1,168$ SF of commercial/manufacturing space on the first floor and two potential office units on the second floor. Both properties are also accessible via an alley. The parcels are located near the SWC of Normandie Avenue & West Slauson Avenue. The 110 Freeway is easily accessible via Slauson Avenue, connecting the property to Downtown Los Angeles, Long Beach and Greater Los Angeles. The property is directly across the Slauson Corridor Bike/Walk Path being built as part of the "Rail-to-River" project. The dedicated bike/walk path (where users are safely separated from motor vehicles) will feature shade trees, drought-tolerant landscaping, lighting, improvements at bus stops, and improved crossings at intersections.



**Value Add
Opportunity**



**Excellent
Street Visibility**



**Secured
Property**



**Nearby
110 Freeway**



**Slauson
Corridor Bike/
Walk Path**



**Abundant
Restaurant
Amenities**



**CM
Zoning**

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