

DESCRIPTION FOR 701-707 N. LA BREA AVENUE, INGLEWOOD, CA 90302

September 16, 2024

Directions : South of Centinela Avenue; North of Florence Avenue; West of North Prairie Avenue; East of West Beach Avenue

Remarks :

This spacious approximately 4800 square foot stand-alone two-story Office – Commercial Building situated on the corner of N. La Brea Avenue and Hazel Street consist of two prime highly visible Inglewood lots. **(707 N. La Brea Avenue – APN 4016-008-002 AND 701 N. La Brea Avenue – APN 4016-008-001)**. Regarding the current offices of The Service Company Real Estate Brokerage, the building appears to be ideal for general office functions, medical or dental facilities, an administrative headquarters for various commercial and / or non- profit entities. With twenty-three (23) parking spaces the site is ideal as a corporate headquarters, private educational learning center, or law offices. The property has four offices on the second floor, central heating and air conditioning, four bathrooms, a separate eating / breakroom area, and two conference rooms. The property appears to have an Inglewood Commercial 3 (INC3) zoning which portends that a development opportunity may be in the offing. As the City of Inglewood has experienced a renaissance in recent years of development, the Sofi stadium Intuit Dome, this location is prime for the discerning investor. Walking distance to various businesses such as 7-Eleven, El Polo Loco Restaurant, Ralph's Grocery Store, Popeye's Chicken among other eateries. Located adjacent to the California Department of Motor Vehicles on a high traffic thoroughfare. Access to rapid transit, and 405 and 105 freeways. Property is sold in its' present condition. Seize this growth opportunity in this developing corridor to the enterprise zone neighborhoods. This is a Probate sale with full authority of a one-third interest in the property with no overbid. Sale is subject to a property swap. Possession shall be delivered vacant at the close of escrow or as agreed mutually between the successful buyer and seller. The seller may require additional time after the sale to relocate to a suitable replacement location.



Buyer to rely solely on Buyer's independent investigations. Drive by only! Do not disturb occupants. Property is sold in its current condition. Upon an accepted offer, Buyer shall have the right to inspect the property at Buyer's expense and rely solely on Buyer's inspections and investigations. Property is sold for All Cash, or terms and conditions acceptable to the Seller. The seller shall select all services, including escrow and title services. Please contact listing agents for more information. 1031 EXCHANGE: Buyer is aware that Seller intends to perform an IRS Section 1031 tax-deferred exchange. Seller requests Buyer's cooperation in such as exchange and agrees to hold Buyer harmless from any and all claims, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the Seller.

Agent Remarks : Do not disturb occupants. All offers shall be submitted on the AIR CRE **"Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate."** To be considered ALL offers must include, but not limited to, verification of funds, "Desk Top Verification Underwriting" ("DU") pre-approval letter from primary lender / mortgage broker, proof of credit, financials, & FICO scores. **Property shall be shown upon an accepted offer ONLY.** 1031 EXCHANGE: Buyer is aware that Seller may intend to perform an IRS Section 1031 tax-deferred exchange. Seller request Buyer's cooperation in such an exchange. Email offers with supporting documentation to Seller's agent – THE BLEDSOE HENDERSON GROUP – Peter Bledsoe email: PBledsoe@RealtyExecutives.com and Luther Henderson email: LLH3RealEstate@aol.com

Showing Remarks : Drive by only. Interior viewing upon Accepted Offer. DO NOT DISTURB OCCUPANTS!

