

QUADRUPLEX PURCHASE OPPORTUNITY

Potential Development Site

BUILDING SQ.FT.: 4,230±

LAND SQ.FT.: 6,200±



3014-3014-1/2- 3016-3016-1/2 WEST 12TH STREET, LOS ANGELES, CA 90006

- Two 1 bedroom/1 bath units and two 3 bedroom/1-1/2 bath units
- Current actual \$20,142 annual net operating income
- Excellent upside! Under market rents
- Potential development site
- Located one block east of Western Ave and two blocks north of Pico Blvd
- Zoned LA R4 — Built 1923
- Assessor's parcel number 5080-011-024
- Asking price: ~~\$1,195,000~~ **\$980,000 (\$245,000 per unit)**

For More Information, Please Contact:

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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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