



KELLER WILLIAMS
REALTY

***** HYDE PARK BODY SHOP AVAILABLE FOR LEASE *****



LOCATION: **6740 CRENSHAW BOULEVARD, LOS ANGELES, CA 90043**

BUILDING SIZE: approx. **7,440 square feet of improvements**

LOT SIZE: approx. **11,326 square feet of land** – per assessor (APN: 4006-025-012)

RENT: **\$22,000.00/month/NNN (3% annual increases)**

TAXES: **\$21,671.06 (2024)**

PRONPERTY INSURANCE: **\$3,796.00 (2024)**

KEY MONEY: **\$250,000.00**

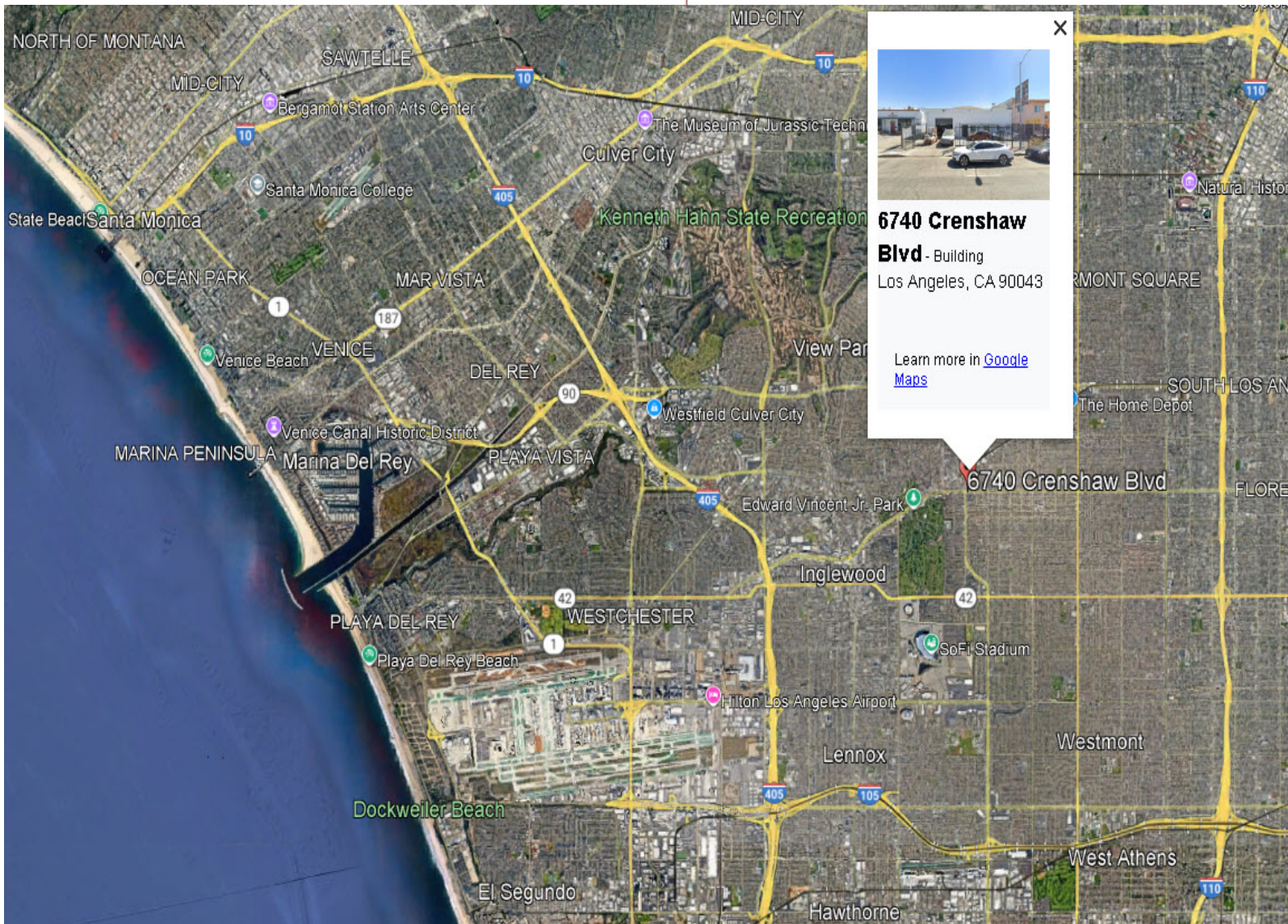
- Val cross-draft spray booth - 17' 8" width x 21' 4" length x 9' 4" height (brand new – never used)
- One (1) above-ground automotive lift
- Fourteen (14) vehicle storage lifts - nine (9) inside + six (6) outside
- Ingersoll Rand 10hp 2 stage air compressor, air dryer & 120 gallon storage tank
- Seven (7) camera security system, with alarm

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- Ten (10) year lease possible
- Landlord upgraded security fencing & sliding front entry gate
- High ceiling bow truss warehouse
- Numerous skylights provide natural light
- Fully enclosed & fenced rear storage yard
- Located between the signalized intersections of 67th Street & 71st Street
- One (1) block from Florence / Crenshaw K-Line light rail
- Metro bus lines connect at Florence / Crenshaw station and at 67th Street
- Additional nearby parking lot can be leased, for a rent to be determined

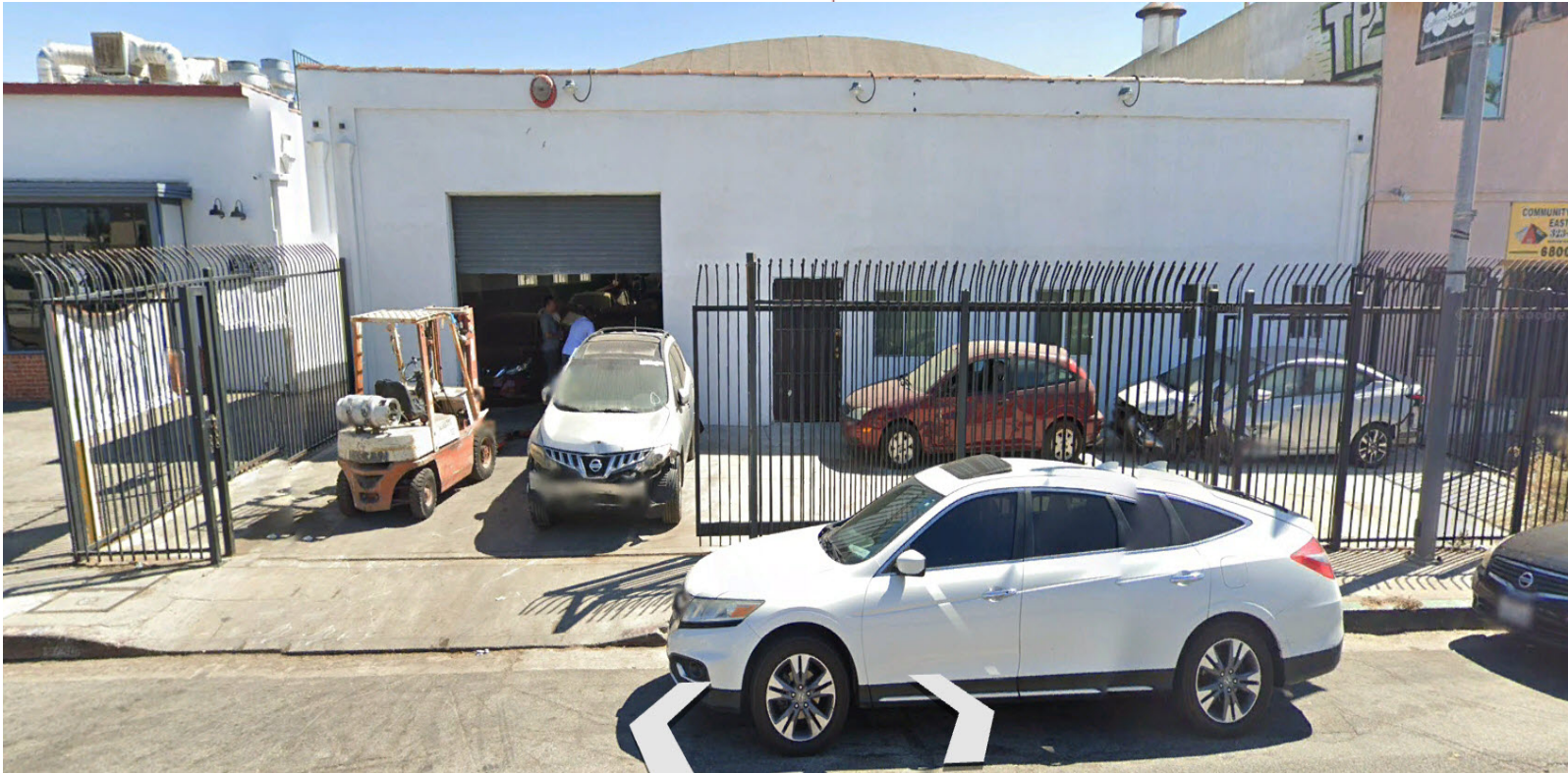
Scott Carr (310) 451-1931 cell
DRE#01246051

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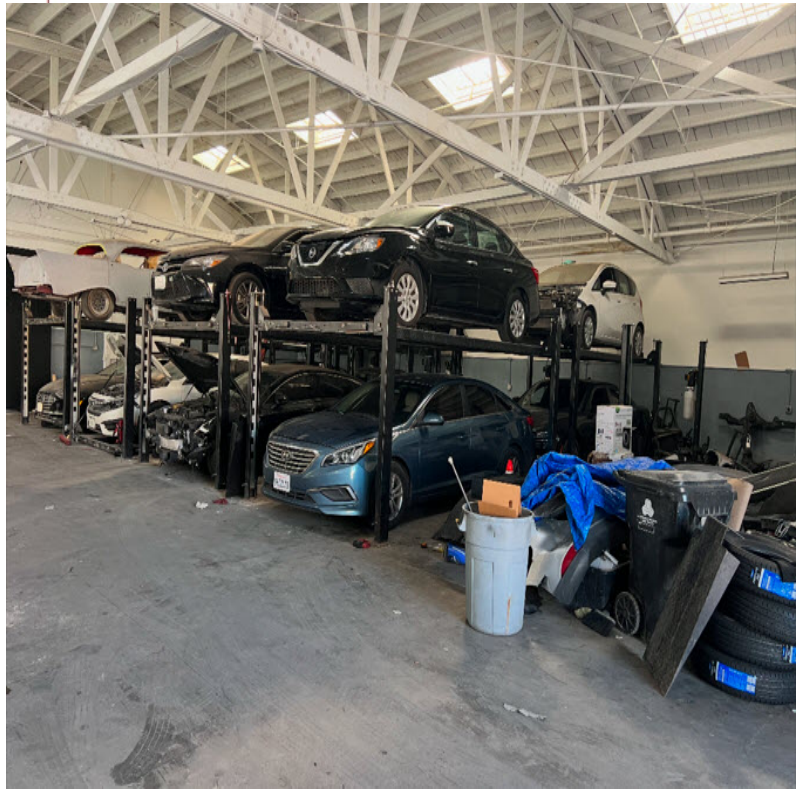
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