

# FOR SALE

5424 SOUTH VERMONT AVENUE  
LOS ANGELES | CA 90037

FOR MORE INFORMATION PLEASE CONTACT:

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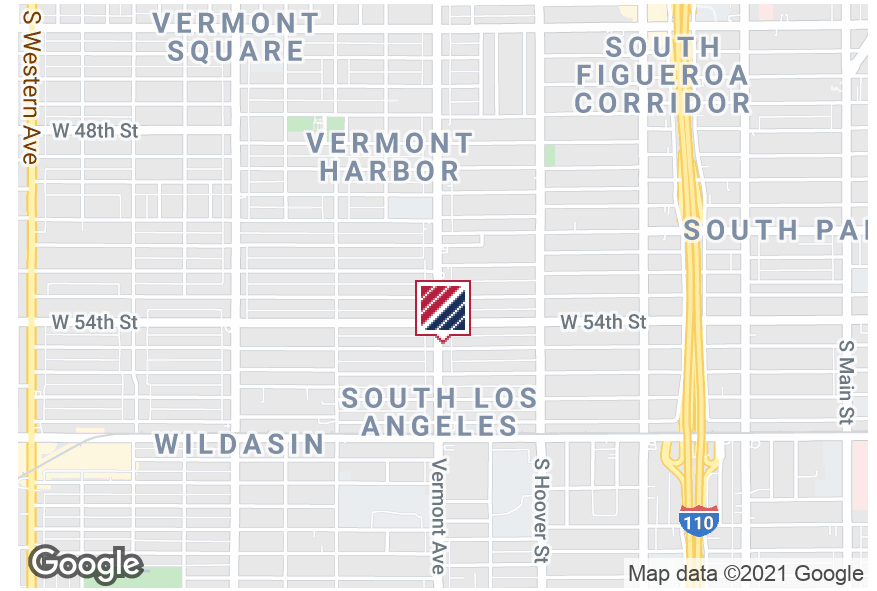


FOR SALE | ±3,300 SF

±3,300 SF

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|            |                  |
|------------|------------------|
| Sale Price | <b>\$699,000</b> |
|------------|------------------|

#### OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Building Size: | ±3,300 SF |
| Price / SF:    | \$211.82  |
| Zoning:        | C2        |

#### PROPERTY HIGHLIGHTS

- Prime USC/DTLA Adjacent Location
- Corner Lot with Major Vermont Ave. Frontage & Signage Opportunity
- Divisible Into Three (3) Separately Metered Units
- Earthquake Retrofitted Building
- New HVAC System and Roof Installed In 2019
- Ideal Owner/User opportunity to Occupy Majority of Building and Collect Rental Income

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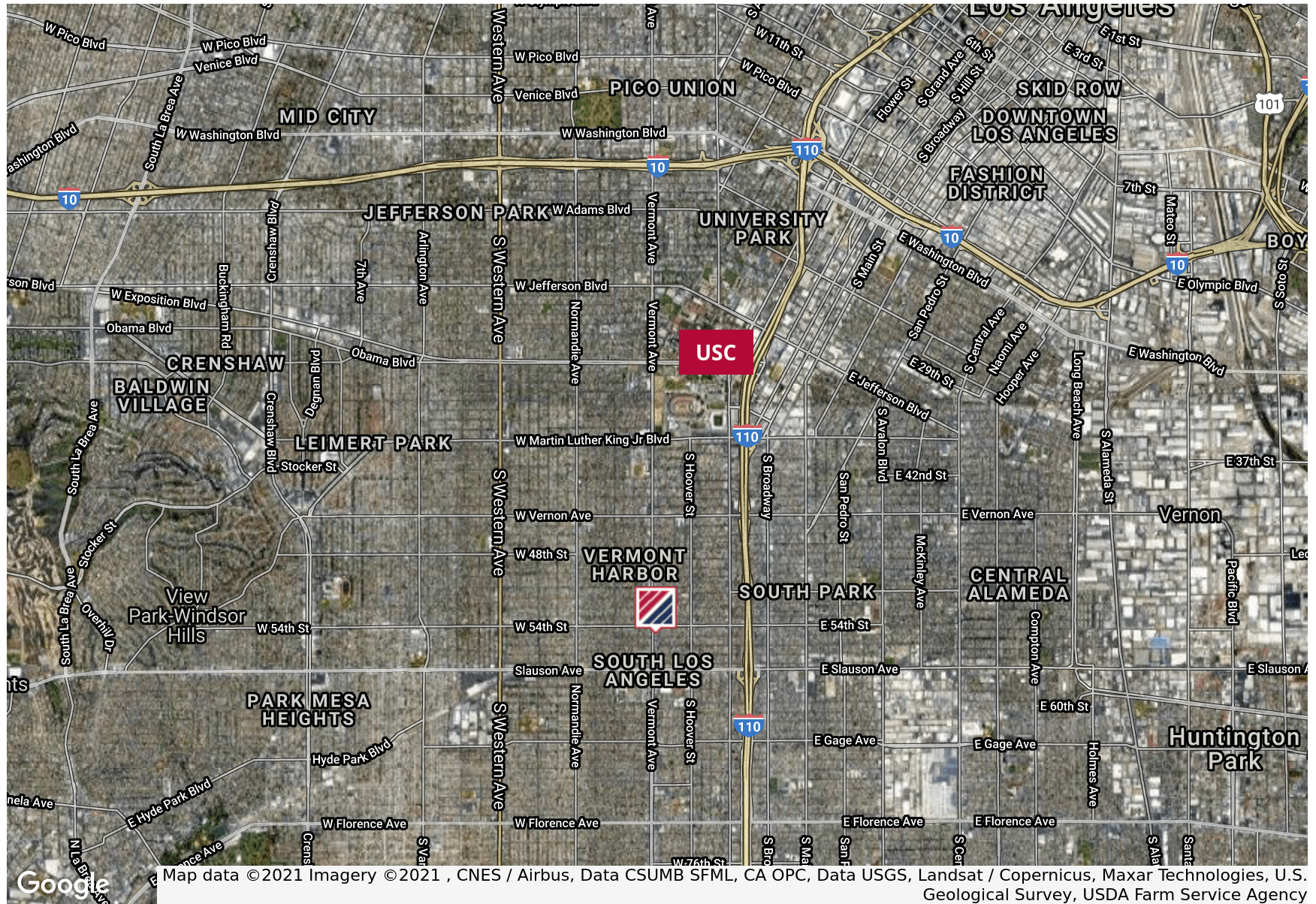




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