

Free-Standing Building FOR SALE

8505 S. Western Ave., Los Angeles, CA 90047
(SWC Western Avenue & 85th Street)



Property Overview

Fralin Commercial is pleased to present a great opportunity to purchase this VACANT free-standing commercial building located at 1814 W. 85th Street in Los Angeles, California. The subject property is 11,250 SF and situated on approximately 20,000 SF of land with two gated parking lots. The rear parking lot has 32 spaces and the front lot has 12 spaces. The subject property was renovated for a Charter School use with a new roof, HVAC system, plumbing and sprinkler system. A pylon sign is also available on the property. The subject property is located on the SWC Western Avenue and 85th Street with great frontage along Western Avenue and can also be seen from Manchester Avenue. The property is located just east of the City of Inglewood and close proximity to the City of Gardena.

Property Highlights

- Recently renovated
- **All new roof, HVAC system (40 tons), Electrical (800 amps), plumbing (3 inches) and sprinkler system.**
- Great street frontage
- Located on major thoroughfare
- Prominent pylon signage
- Two gated parking fields
- Strong credit tenants in surrounding trade area
- CUP in place for Charter School

PURCHASE PRICE:	\$4,300,000
BUILDING SIZE:	11,250 SF
LAND SIZE:	20,000 SF
CROSS STREETS:	SWC Western Ave. & 85th St.
APN #:	6035-032-039
ZONING	LAC2

FRALIN COMMERCIAL, INC.

Urban Real Estate Services

3701 Stocker St., Suite 410
Los Angeles, CA 90008

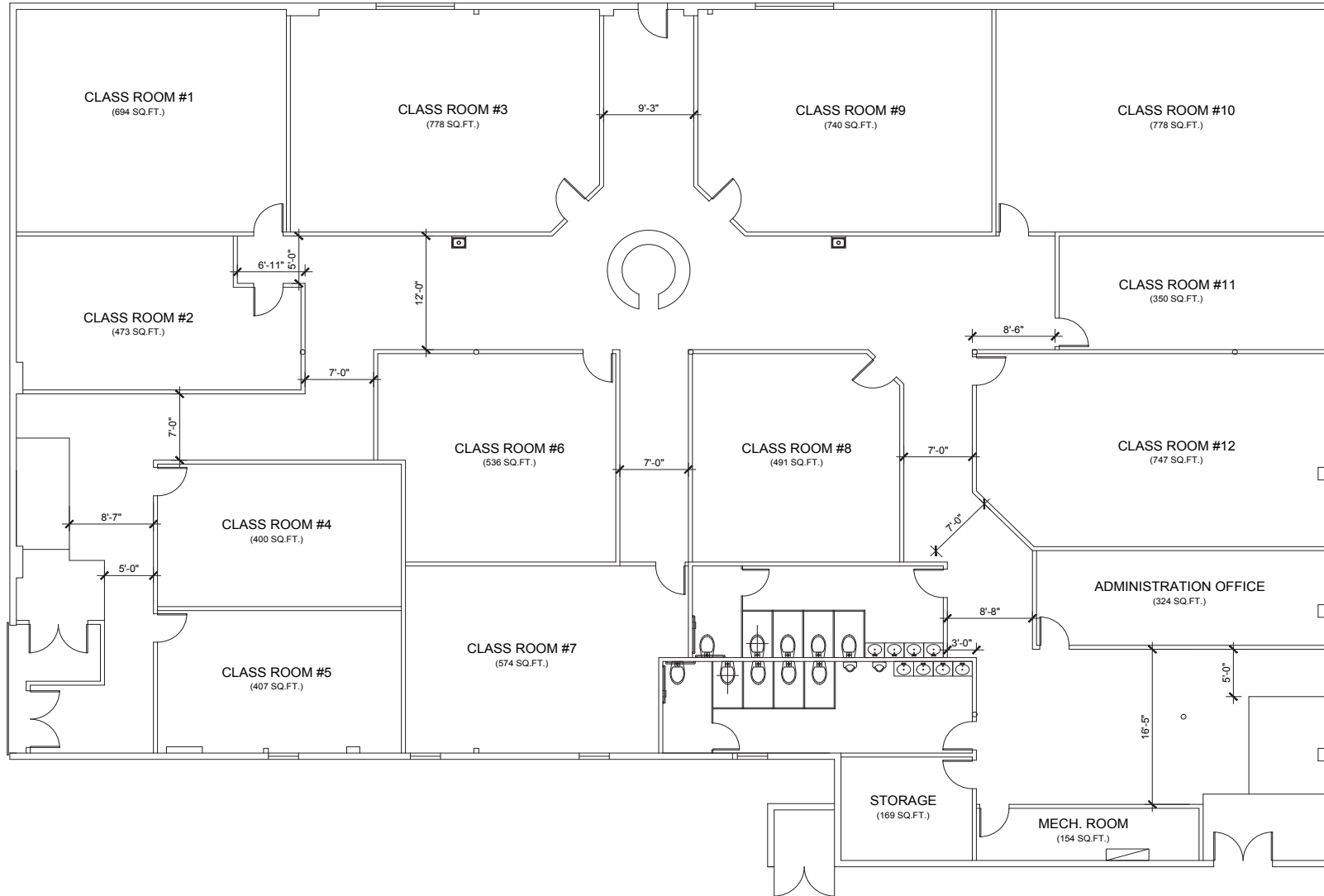
Stanley Bishop - BRE # 01225865
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The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations or guarantees.

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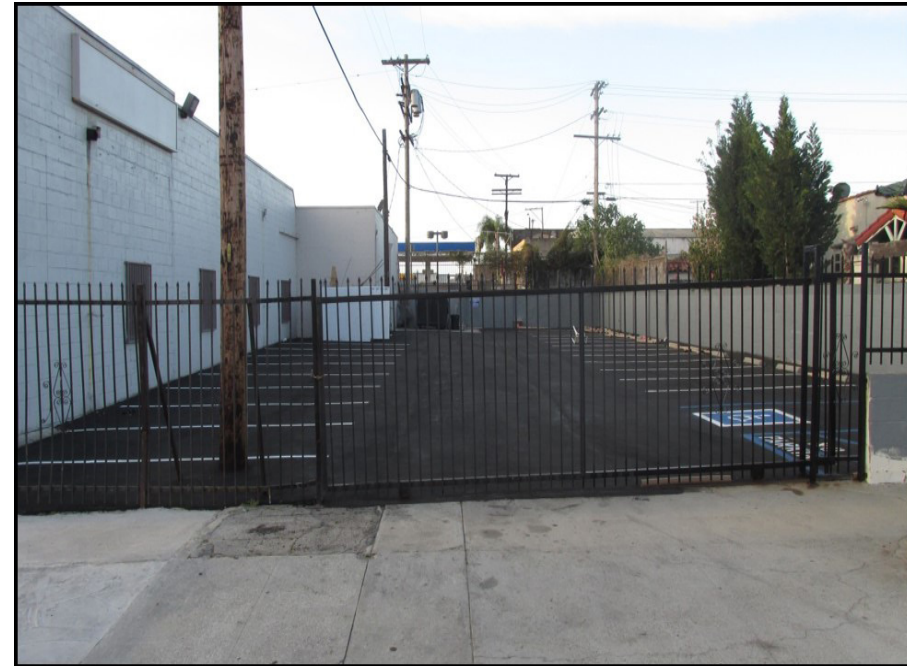
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FLOOR PLAN

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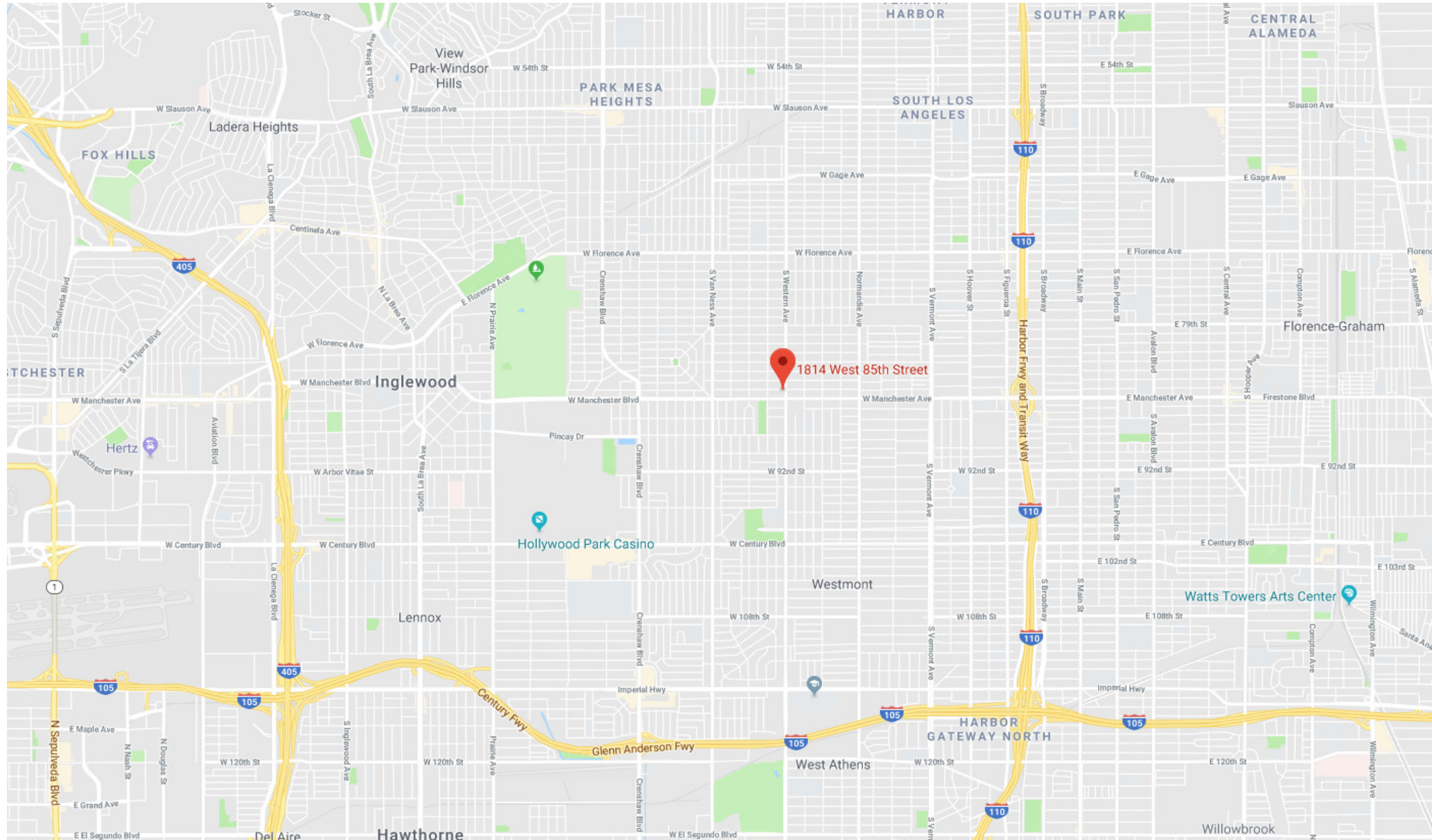
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PROPERTY PERSPECTIVES

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LOCATOR MAP

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