

FOR SALE

3303 FLORAL DRIVE

BOYLE HEIGHTS

LOS ANGELES, CA 90033



KOENIG PROPERTIES
REAL ESTATE BROKERS
PH: 818-755-8088
DRE: 00984953



RTI PROJECT

APPROVED PLANS FOR
THREE ULTRA MODERN
HOMES AND THREE
ADU'S. DESIGNED WITH
ROOF TOP DECKS AND
CITY VIEWS

UNIT 1: 4BR + 3BA, 1798 SF
UNIT 2: 3BD + 3BA, 1487 SF
UNIT 3: 3BR + 3BA, 1623 SF

ADU 1: 1BR + 1BA, 509 SF
ADU 2: 1BR + 1BA, 543 SF
ADU 3: 1BR + 1BA, 561 SF

ASKING: \$795,500

REPRESENTED BY:

Ed Koenig

Real Estate Broker

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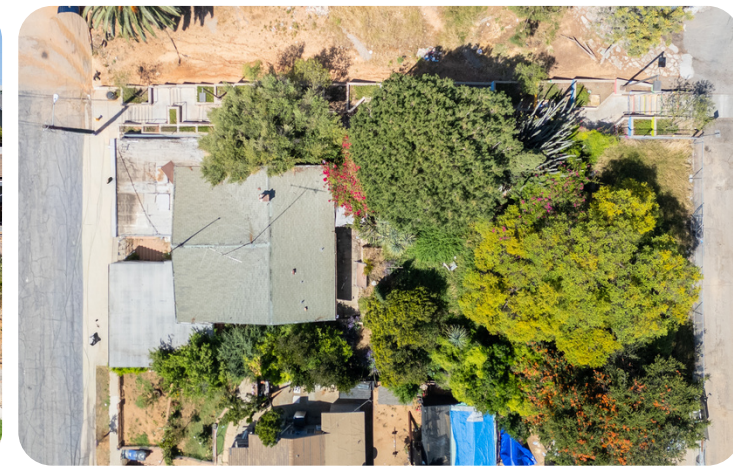
BOYLE HEIGHTS, CA

READY TO BUILD

APPROVED

- Architectural Plans ✓
- Structural Plans ✓
- Grading Plans ✓
- Soil Report Approved ✓
- Civil Plans ✓
- Mechanical & Electrical Plans ✓
- BOE Clearances ✓
- Sewer Capacity Review ✓
- Lid Approval ✓
- Fire Safety / Hydrants & Access ✓
- ADA Approval ✓
- ADA Access (exempt from site)
- DOT Clearance (N/A)
- Planning/Housing Clearances (N/A)

Note: No permit fees have been paid by the paid by Owner. Per LA County, the demolition and grading must be completed prior to issuing all subsequent building permits.



Here's an exceptional opportunity for a builder or investor to begin construction immediately on a modern tri-level project with a private rooftop patio. Designed as a strong build-and-hold investment, the property is positioned to attract high-quality tenants seeking contemporary, multi-level living with elevated design and lifestyle amenities.

Located near USC Keck School of Medicine and USC Keck Hospital, this project appeals to medical professionals, faculty, and students willing to pay a premium for modern homes that offer more privacy, functionality, and character than traditional rentals. As Boyle Heights continues to see major redevelopment and growth, demand for distinctive, upscale housing continues to rise.



ED KOENIG
REAL ESTATE
BROKER
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Success delivered. Wealth built. Investment returned.

REPRESENTING INCOME PROPERTY OWNERS SINCE 1982

Ed Koenig is a seasoned Real Estate Broker and a native of Southern California, who has been representing income property owners since 1982. With a sales volume nearing \$1 billion in total production, Ed is highly experienced and knowledgeable in all facets of real estate transactions in the region.

Throughout his career, Ed has built a diverse client database. He serves first-time investors, high-profile individuals, as well as large portfolio holders. His clientele also includes reputable builders and developers operating within the greater Los Angeles area. This breadth of experience allows him to offer tailored services that address the unique needs of each client's segment.

Ed Koenig and his team are dedicated to delivering elite service and personalized attention, ensuring that every client receives the high level of commitment and professionalism they expect. Their focus remains on consistently achieving outstanding results and maintaining strong relationships with all clients.



FOR ADDITIONAL INFORMATION
CONTACT,

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DISCLAIMER

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