NextCommercial

FOR SALE

OPPORTUNITY ZONE · INDUSTRIAL / COMMERCIAL · LOS ANGELES

Your Next Big Move Starts on Washington Boulevard

2378 W Washington Blvd, Los Angeles, CA 90018 · Three parcels. Four addresses. Endless potential.



LIST PRICE

$3,995,900

$256.94 per SF of building

15,552 SF Building	**24,150 SF** Lot · 0.554 acres
3 Parcels Contiguous · 4 addresses	**2 Levels** Warehouse + offices
1925 Year built (ASR)	**Available** Vacant if requested

SELLER FINANCING AVAILABLE

Seller will carry a $2,000,000 note, so you can own this asset sooner.

6% – 6.5% Interest rate

3 Years Note term

Why This Property

Opportunity Zone. Potential long-term tax advantages; consult your tax advisor.

Prime corridor. Washington Blvd between Downtown LA and the Westside; minutes to I-10, USC and the Expo Line.

Versatile space. Warehouse, industrial and commercial improvements with generous ceiling heights, heavy power and multiple access points.

Second-floor offices. Three office spaces, a conference room and a restroom.

Your strategy. Owner-user, investor or developer; zoned commercial/industrial, redevelopment subject to city approval.

Simple closing. All three parcels sell together, as-is, and can be delivered vacant if requested.

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Schedule your private showing today

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