

For Sale or Lease

2350 Cotner Ave., W. Los Angeles CA



For More Information,

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NOTE: All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.
Lance Levin: DRE # 01128388 Jonathan Wolk: DRE# 01228058

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."
- Lance Levin, President & Jonathan Wolk, Senior Associate



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Excellent SBA Candidate Investment Property

AVAILABLE SF: 5,610 SF

FEATURES

- Excellent candidate for SBA 90% loan
- 49% Leased for five-year term
- Loan Payment equal to lease payment w/only 10% down
- Potential for showroom, automotive, car collector, wholesaler
- Ground level loading, parking, and office space
- 500' From 405 Freeway at Pico Blvd.
- Across from Smart & Final and behind A16
- Billboard sign income
- FOR SALE: \$3,595,000 \$326.818 PSF
- FOR LEASE: \$1.75 NNN



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COMMERCIAL INDUSTRIAL BROKERAGE