

\$450,000 - 6310 Broadway, Los Angeles

MLS® #24466941

\$450,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0 Acres

N/A, Los Angeles,

6310-6314 South Broadway presents an attractive investment opportunity in a strong and promising, supply-constrained market with various investment strategies! The Current Lot Offers a 750 SF Single Tenant Retail Building, a 3 Bedroom/1 Bath Single Family Residence, and a 400 SF Detached Garage. This is an Ideal Opportunity For an Owner/User to Maximize Value - Current Tenants Have Below Market Rents Offering an Investor Tremendous Upside Potential! There is 42.5 Feet of Retail Frontage on South Broadway on a Site That Sees More Than 22,000 Vehicles Per Day. C2-1VL-CPIO Zoning Offers Attractive Development Potential! New Owner Can Build Back +/- 13 Units By Right, and +/- 22 Units With TOC. Both the Retail and House Are Occupied Currently.



Built in 1944

Essential Information

MLS® #	24466941
Price	\$450,000
Bathrooms	0.00
Acres	0.13
Year Built	1944
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Chandler Rockwell

Listing Office **Fred Leeds Asset Group Inc.**

Community Information

Address	6310 Broadway
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90003

Amenities

Parking Spaces	1
Security	Gated Community

Interior

# of Stories	1
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Additional Information

Date Listed	November 25th, 2024
Days on Market	43
Zoning	LAC2
Short Sale	N
RE / Bank Owned	N

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