



# 2601 SOUTHWEST DR, LOS ANGELES, CA, 90043

25 E

RARE OPPORTUNITY TO PURCHASE A OWNER/USER OR LIVE/WORK PROPERTY

### SALE DETAILS

2601 SOUTHWEST DR. LOS ANGELES, CA 90043

APPROX. BUILDING SIZE: 1,500 SF PRICE: \$715,000

APPROX. LAND SIZE: 4,800 SF

PARKING: Rear gated parking

This corner Property consists of a creative space and/or live work building with approximately 40 feet fronting on Southwestern Dr. and approximately 120 feet of frontage on 4thSt.

The Property was remodeled in 2016. The Property is centrally located and in close proximity to SoFi stadium and LAX.

The Property has abundant parking, gated entrance off of 4th St, and located adjacent to the new Crenshaw/LAX transit program. The Property is ideally suited for an Owner/User with SBA financing to qualified Buyer



#### LISTING TEAM

CHRIS MARA 310.927.5865 <u>CMARA@CAROLWOODRE.COM</u> MARACOMMERCIAL.COM DRE #00886282 LAUREN MARA 310.402.4180 LAUREMARA@CAROLWOODRE.COM MARACOMMERCIAL.COM DRE #02109375





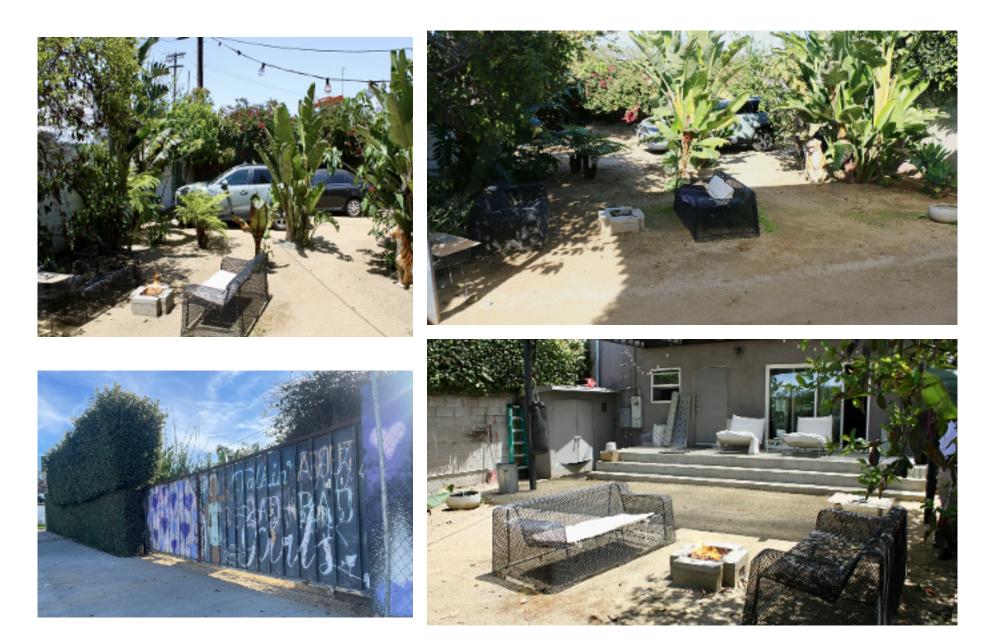
ALL THE INFORMATION CONTAINED HEREIN IS NOT WARRANTED OR GUARANTEED. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY SOLELY ON THEIR OWN INVESTIGATION AND INSPECTION. THIS IS NOT INTENDED AS SOLICITATION IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER AGENT.

#### **2601 SOUTHWEST DRIVE** LOS ANGELES, CALIFORNIA, 90043



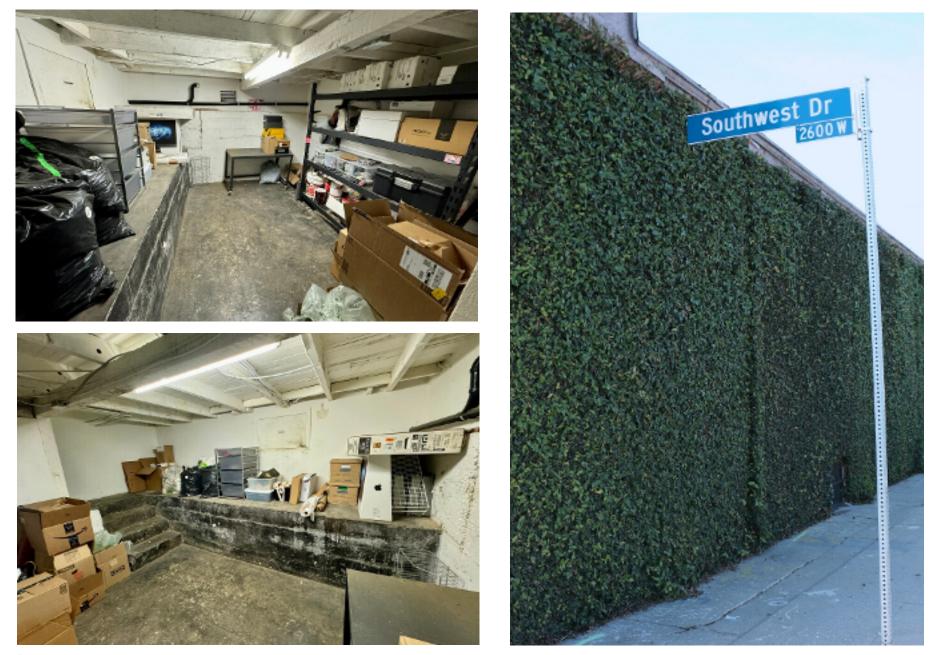


ALL THE INFORMATION CONTAINED HEREIN IS NOT WARRANTED OR GUARANTEED. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY SOLELY ON THEIR OWN INVESTIGATION AND INSPECTION. THIS IS NOT INTENDED AS SOLICITATION IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER AGENT.





ALL THE INFORMATION CONTAINED HEREIN IS NOT WARRANTED OR GUARANTEED. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY SOLELY ON THEIR OWN INVESTIGATION AND INSPECTION. THIS IS NOT INTENDED AS SOLICITATION IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER AGENT.



CAROLWOOD

Chris Mara DRE #0882682 310.927.5865 cmara@carolwoodre.com

Lauren Mara DRE #02109375 310.402.4180 Imara@carolwoodre.com

Carolwood Partners Inc. 9440 Santa Monica Blvd, Beverly Hills, Ca 90210

## 2601 SOUTHWEST DRIVE LOS ANGELES, CA, 90043

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. All interested parties to verify. 9/2023