

SOUTH LOS ANGELES RELIGIOUS FACILITY FOR SALE

7,690± SF Building on 16,575± SF of Land



9523-9537 S VERMONT AVE, LOS ANGELES, CA 90044

9523-9537 S VERMONT AVENUE
LOS ANGELES, CA 90044

Property Details

Building Area:	7,690± SF
Land Area:	16,575± SF
Maximum Occupancy:	650 People
Parking	26± Surface Spaces
Zone:	LCC3YY
APN:	6056-010-018,019
Frontage:	130' on Vermont Ave & 127.5' on 96th St

Property Highlights

- Ground floor includes main sanctuary with stage, large classroom, dining room and commercial grade kitchen, and 2 upgraded restrooms
- Second floor includes 2 private offices, small kitchen, and full bathroom
- Property is in excellent condition; roof is 1-year old
- Additional free parking available at the mortuary next door to the north
- Northwest corner of Vermont Ave and 96th Street
- ¾-mile west of Harbor (110) Freeway and 1¼-miles north of Century (105) Freeway

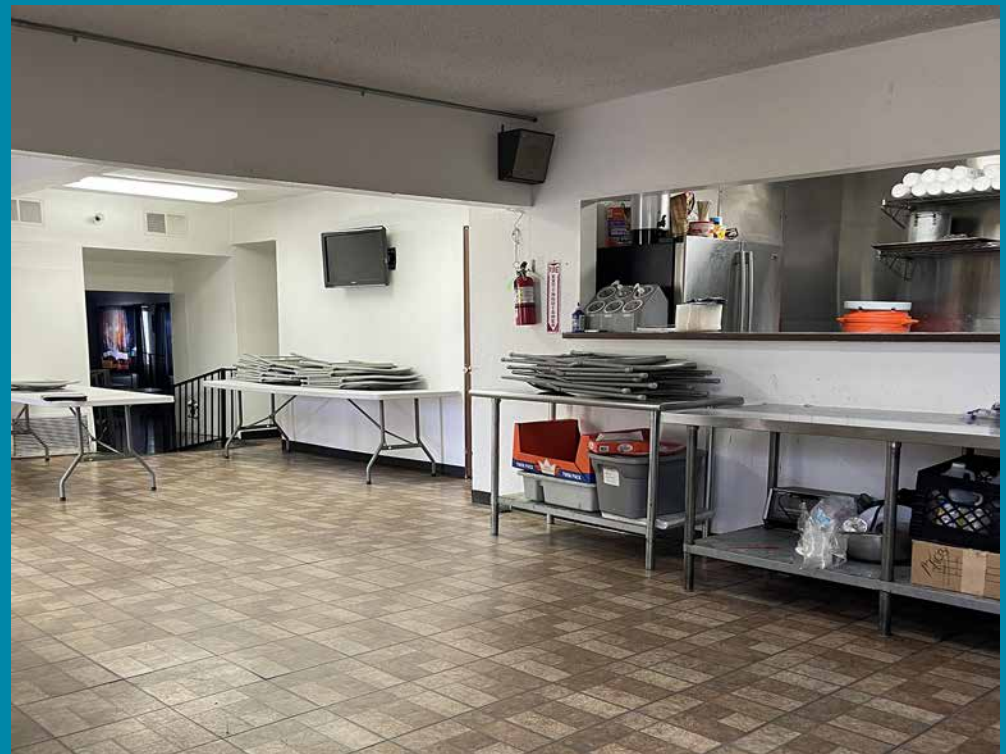
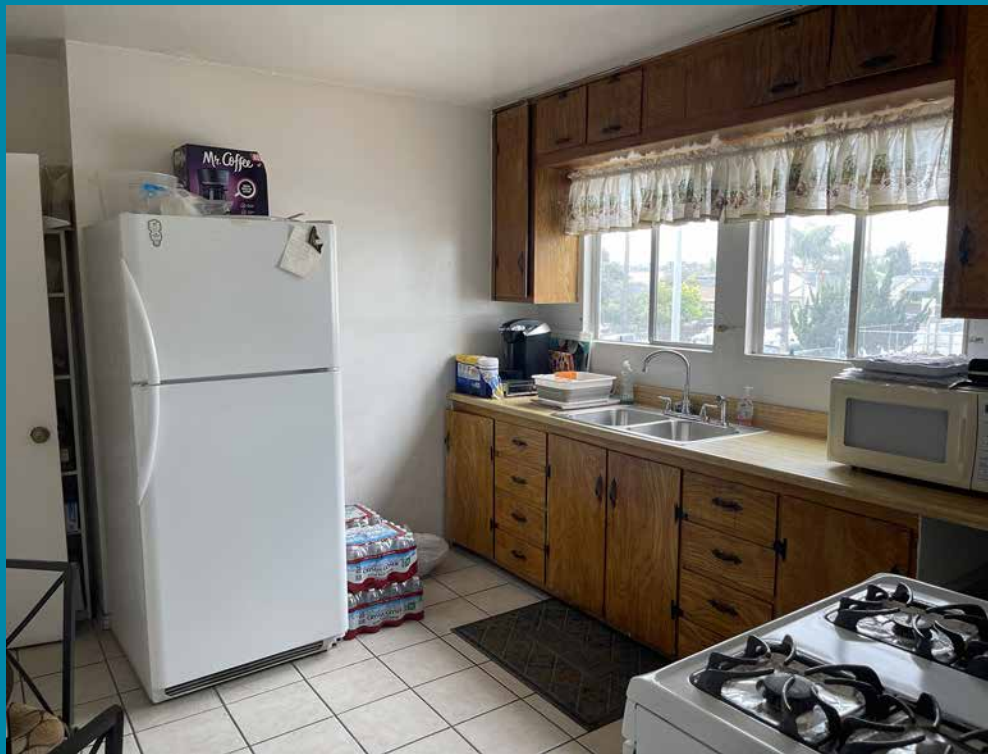
Asking Price: \$2,300,000 (\$299 Per SF Building)



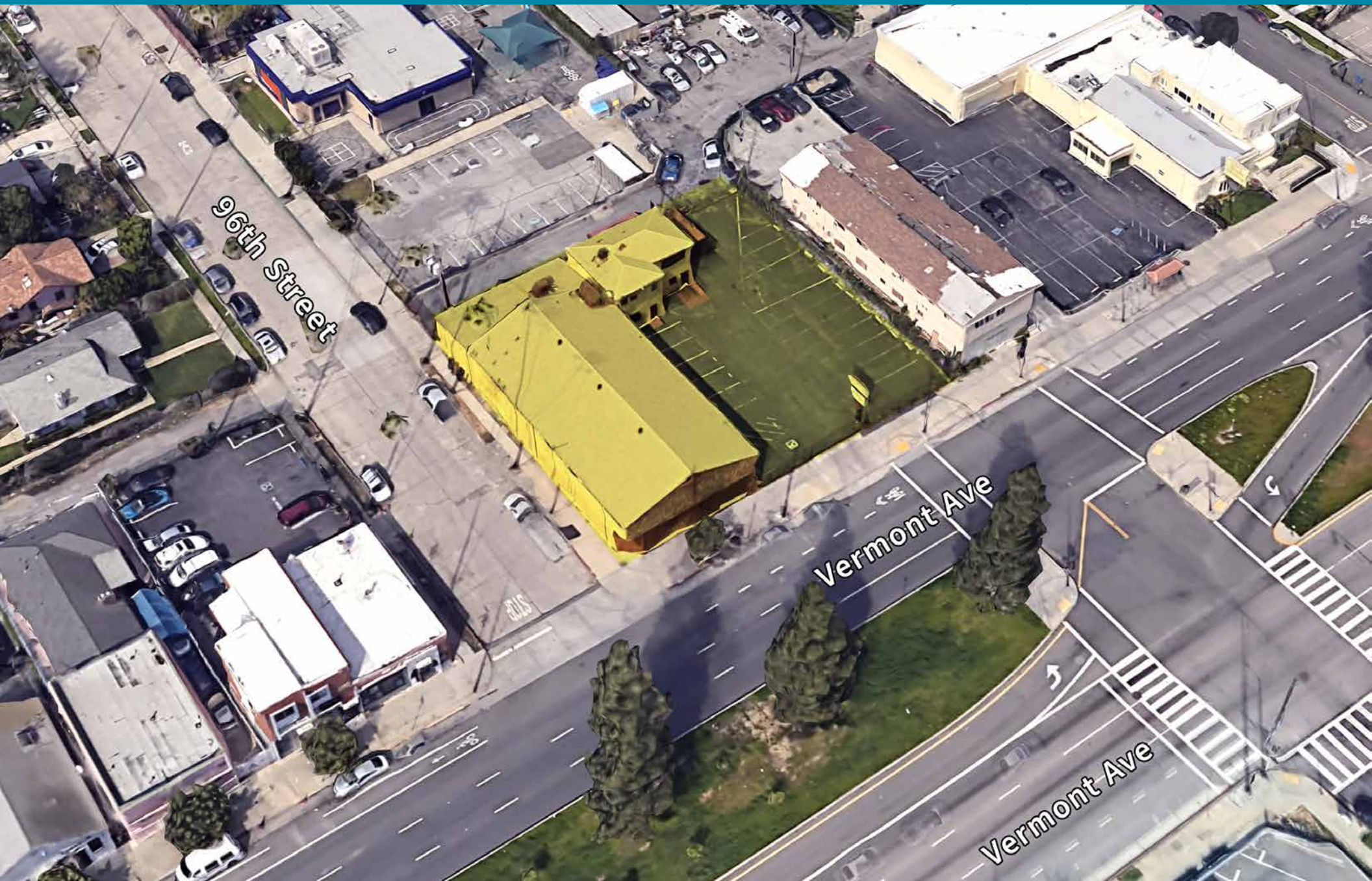








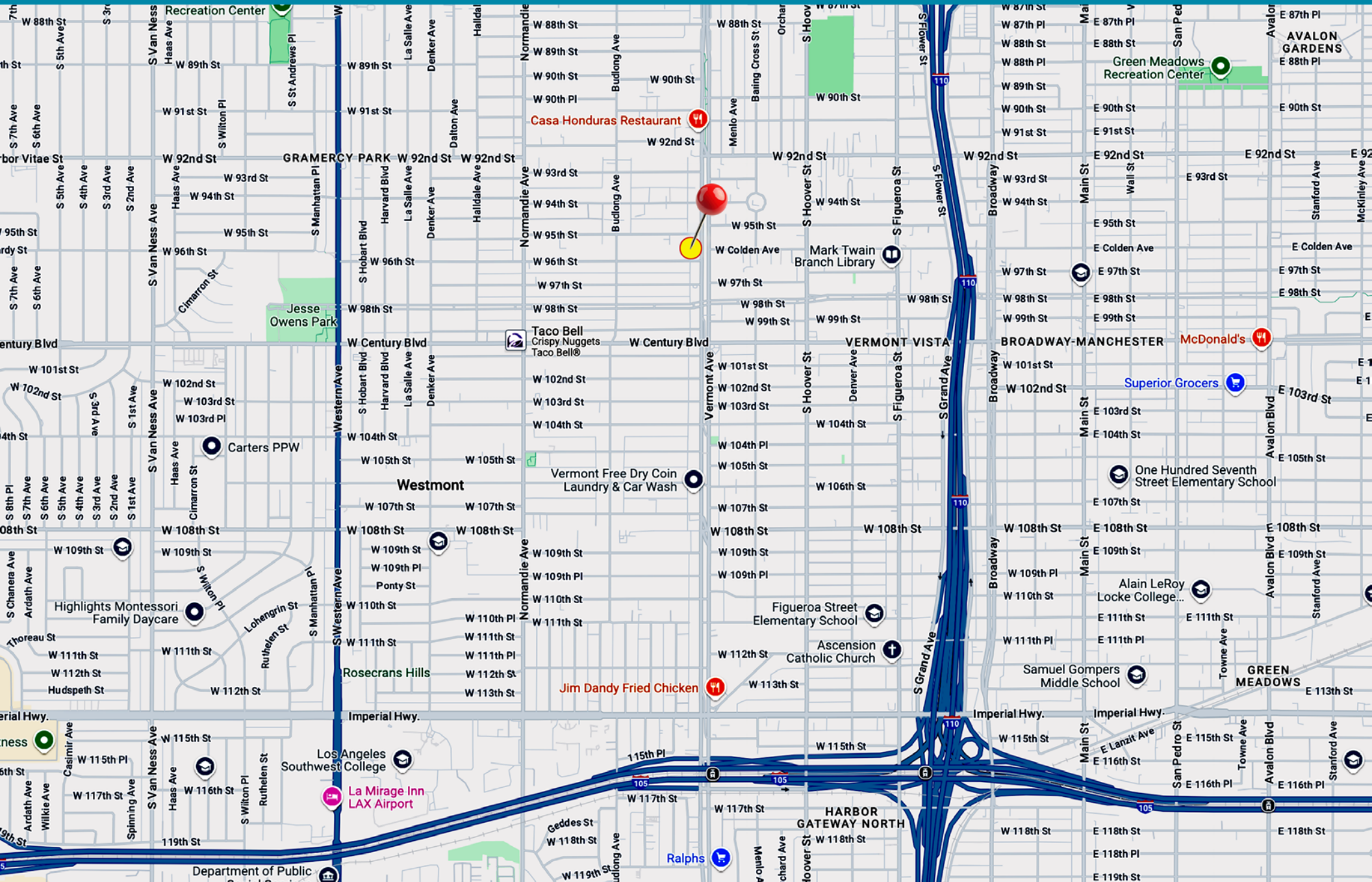
AERIAL PHOTO



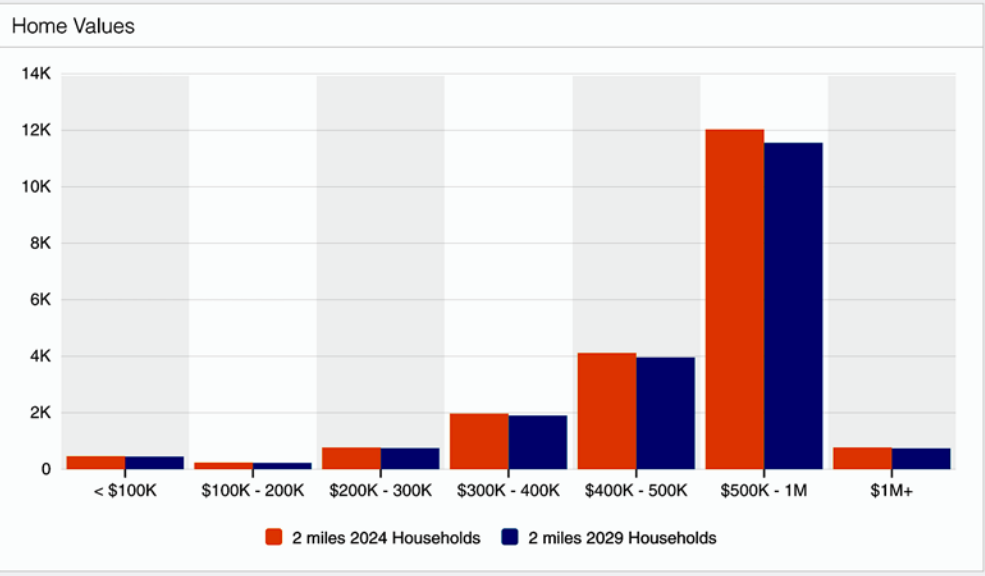
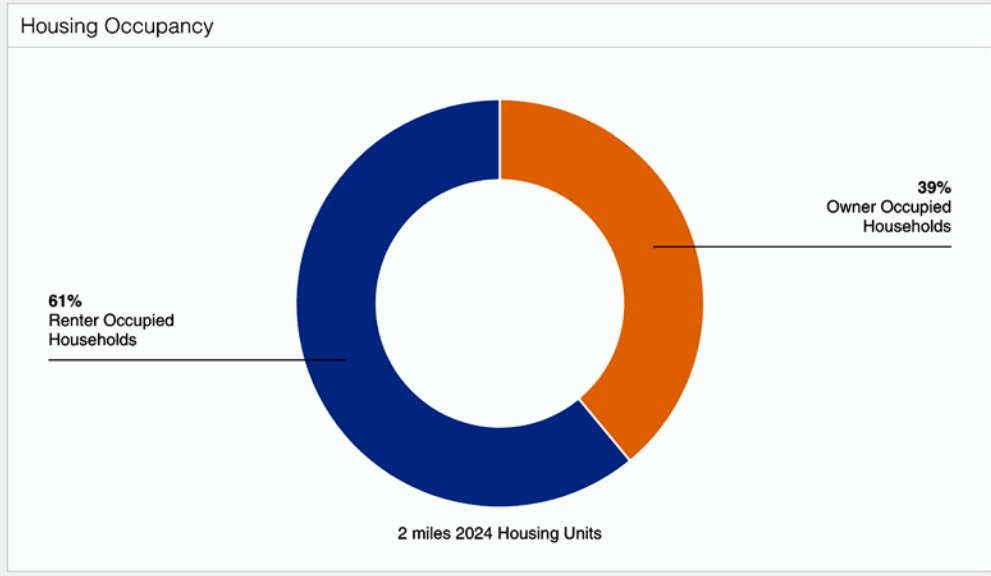
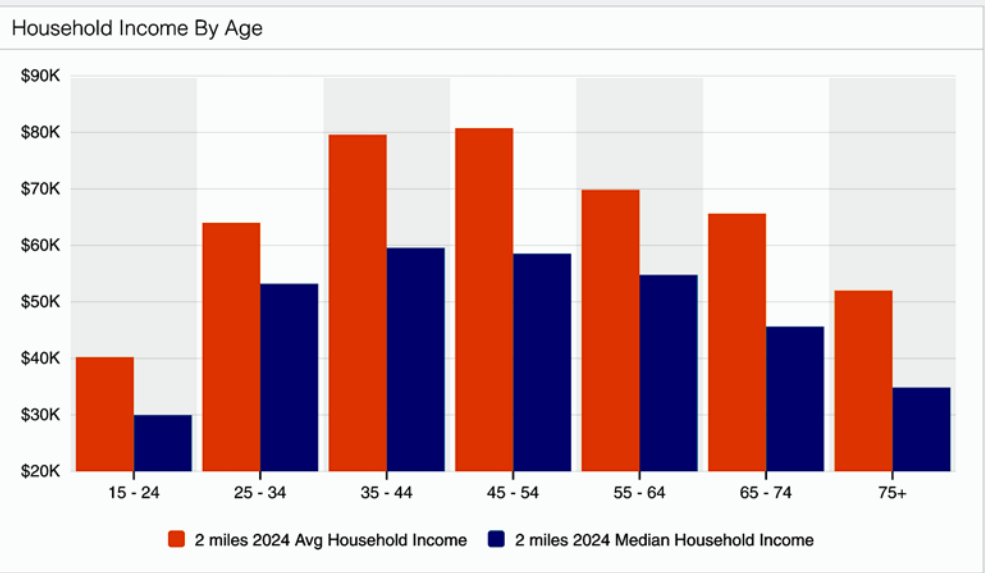
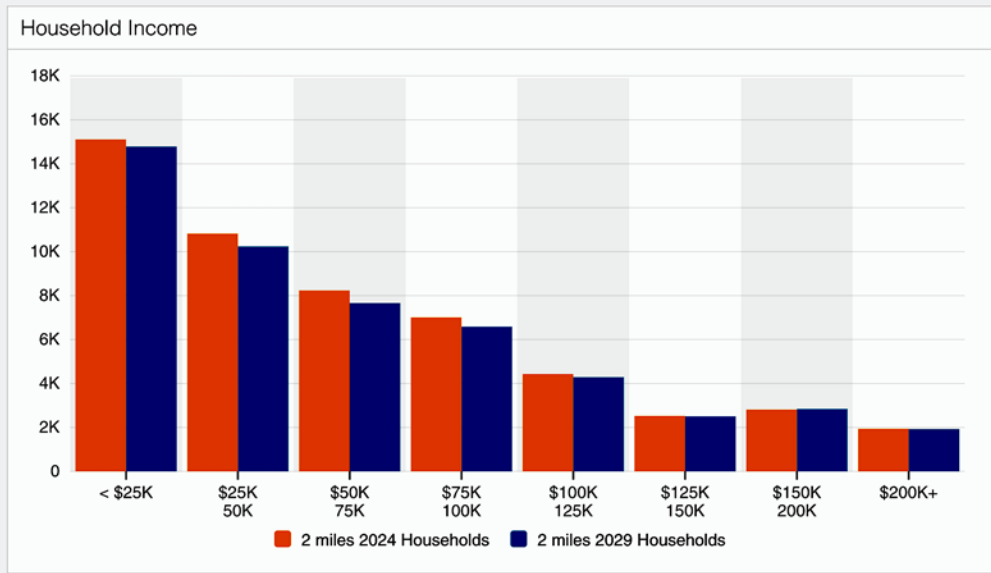
PLAT MAP



AREA MAP



NEIGHBORHOOD DEMOGRAPHICS



FOR SALE

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