

AUTO BODY SHOP BUSINESS FOR SALE

\$600,000+ Gross Annual Sales Income



4857 W ADAMS BLVD, LOS ANGELES, CA 90016

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LOS ANGELES, CA 90016**

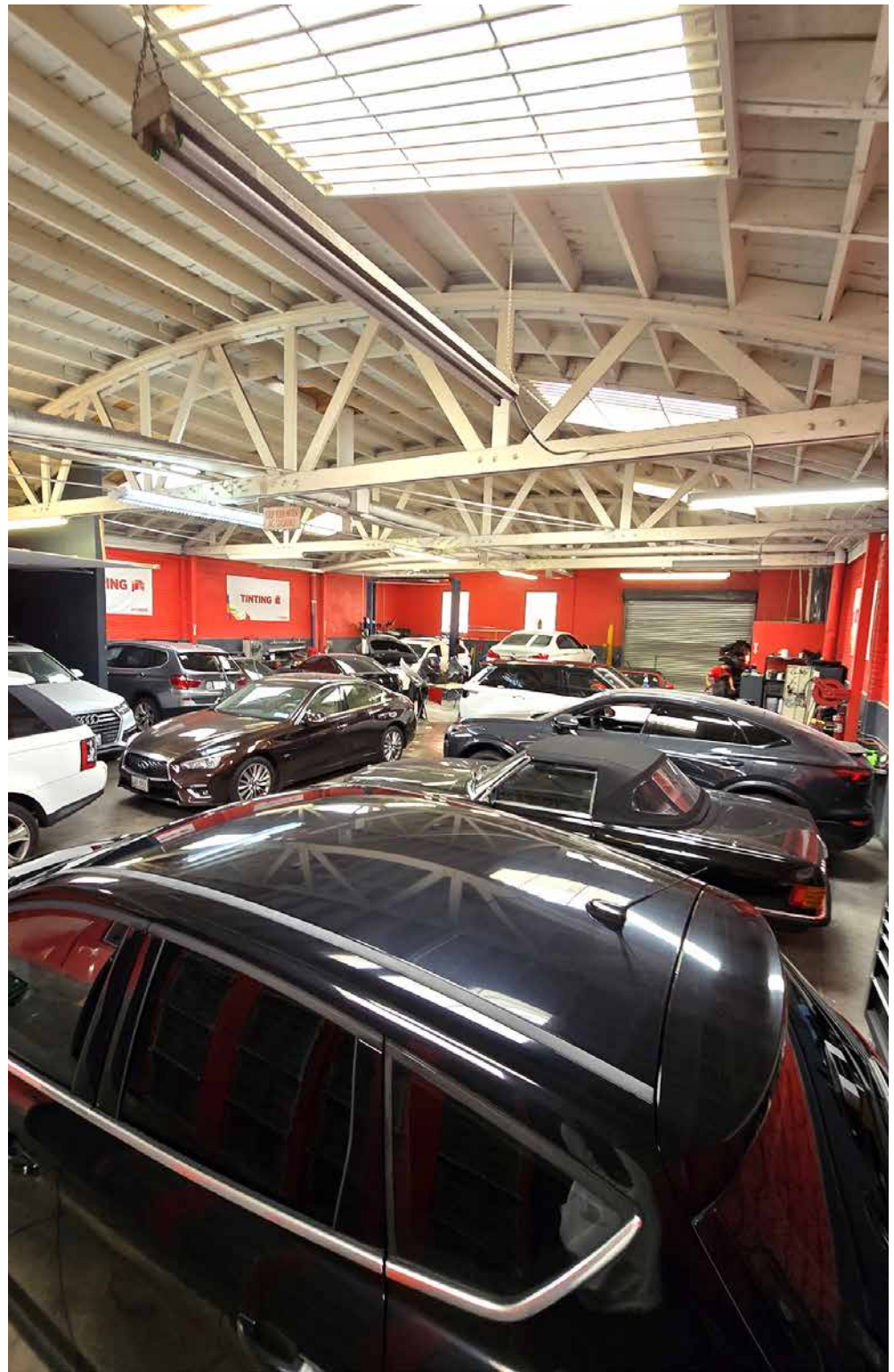
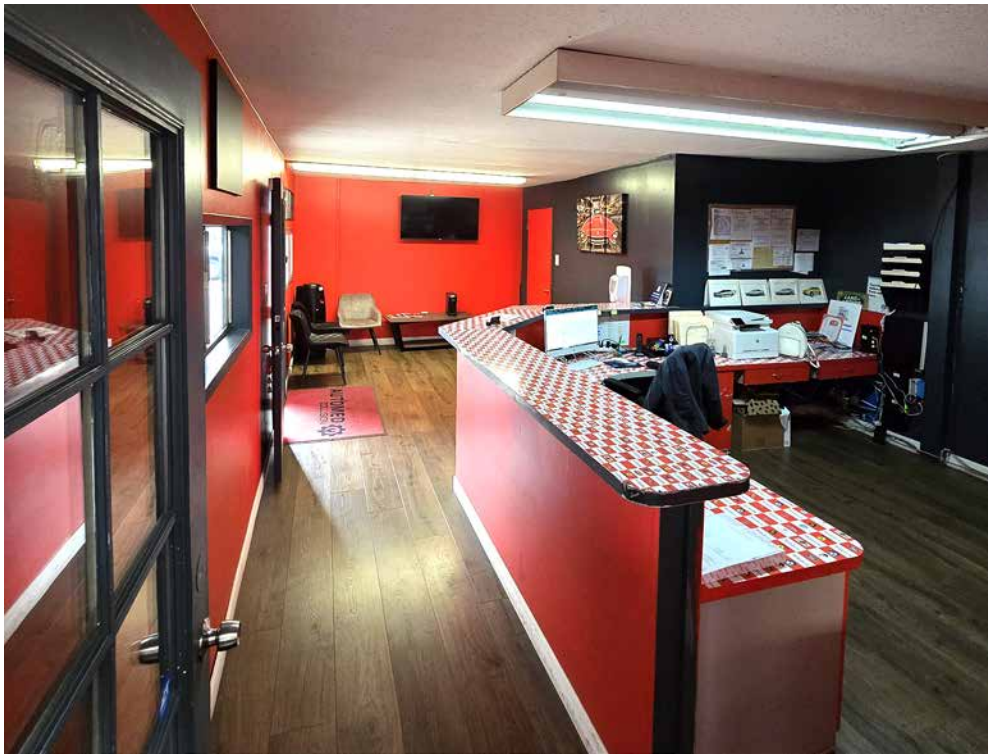
- Auto body shop business for sale
- Heavy traffic bow truss facility
- Current \$600,000+ gross annual sales income
- Current rent = \$13,750 per month (gross lease)
- 2 years remaining on lease plus 5-year option (longer term negotiable with Lessor)
- Includes one lift, frame rack, licensed paint booth, resistance spot welder
- Prime location 4 blocks east of La Brea Avenue
- Access from Adams Boulevard and rear alley

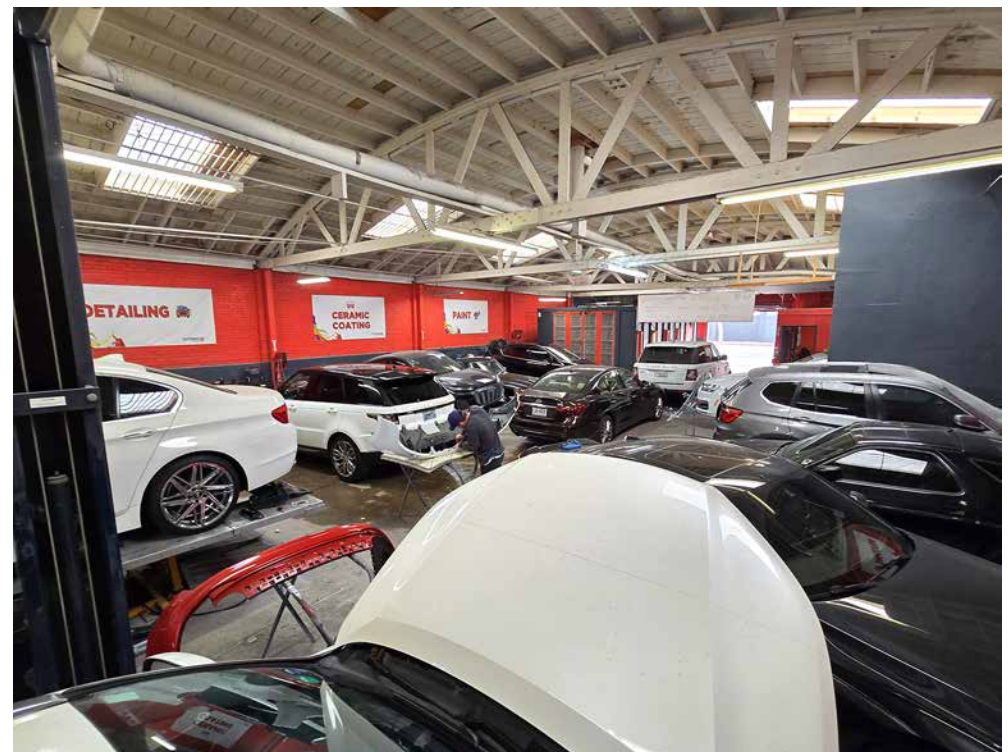
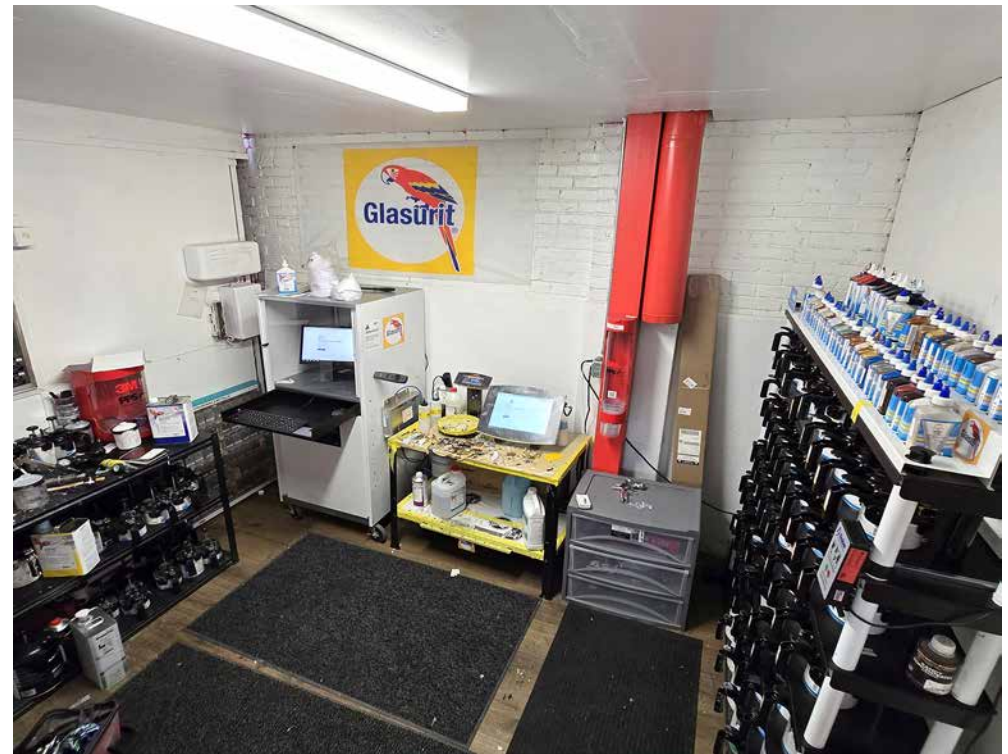
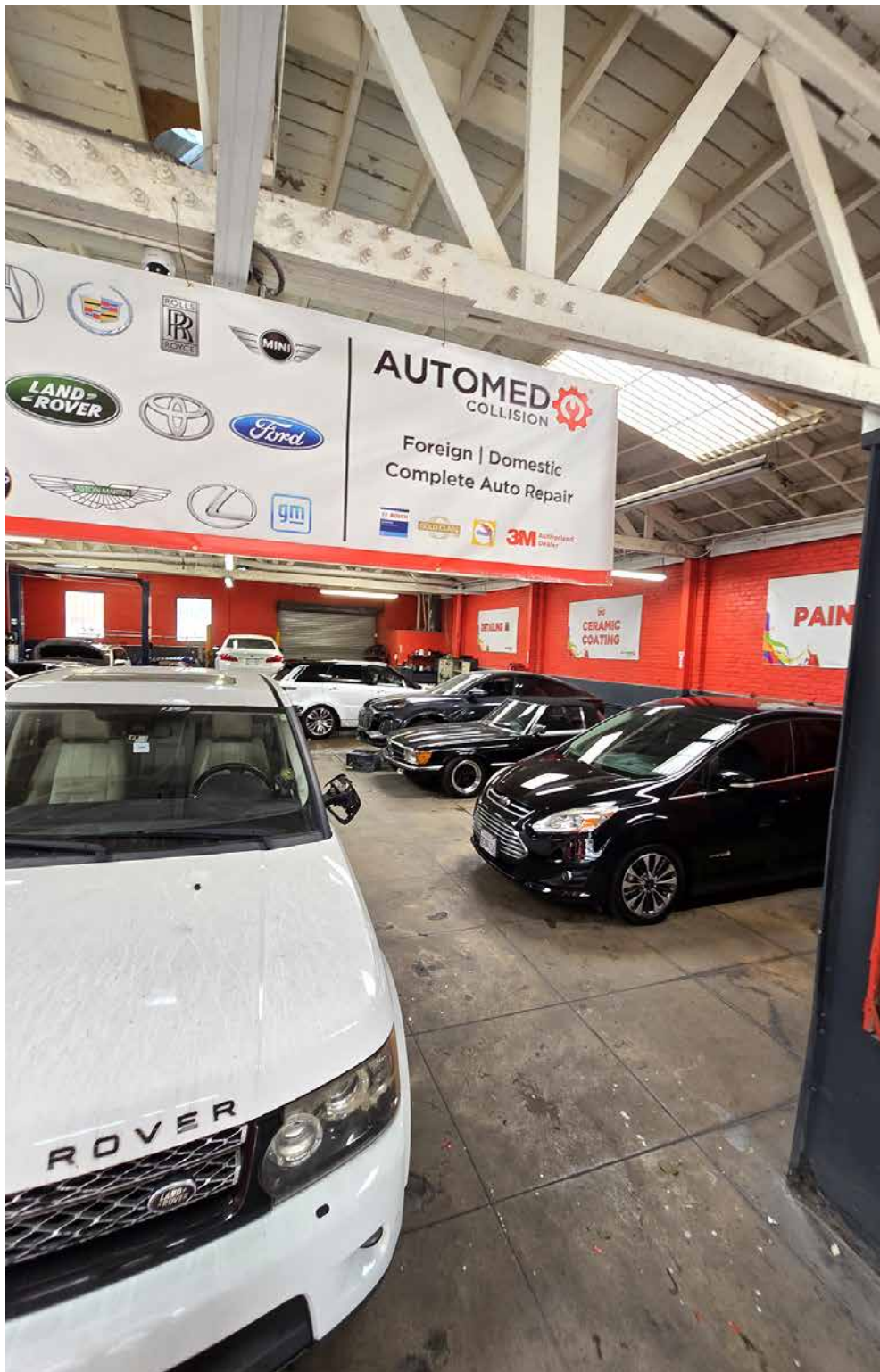
Building Area:	5,000± SF
Land Area:	5,000± SF
Year Built:	1926
Construction:	Masonry
Ground Level Loading:	2 (Front & Rear)
Parking:	20± Vehicles (Interior)
Zone:	LA C2-1VL-CPIO
Assessor's Parcel Number:	5057-001-004

Business Purchase Price: \$600,000

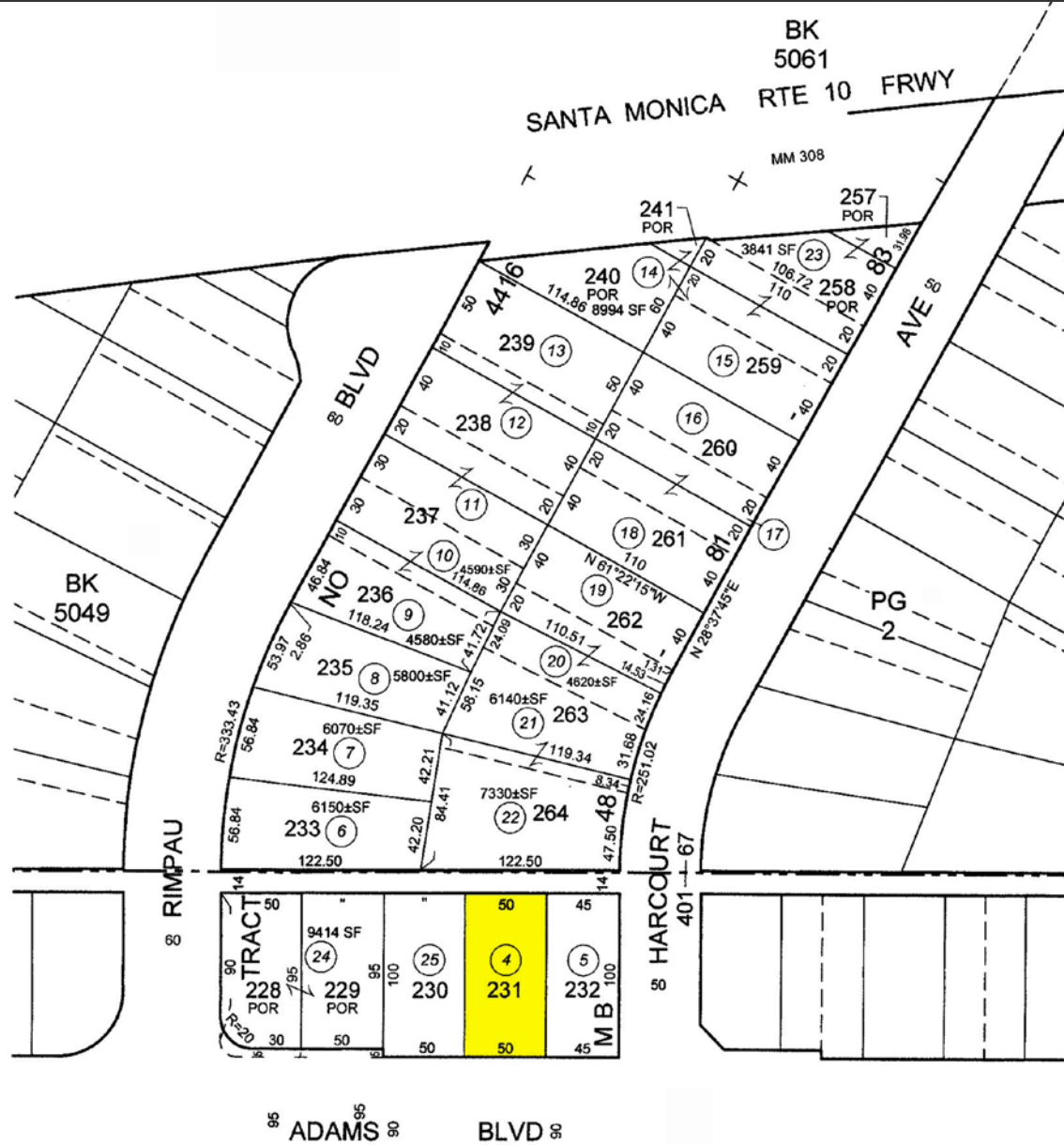
Note: Real estate not included



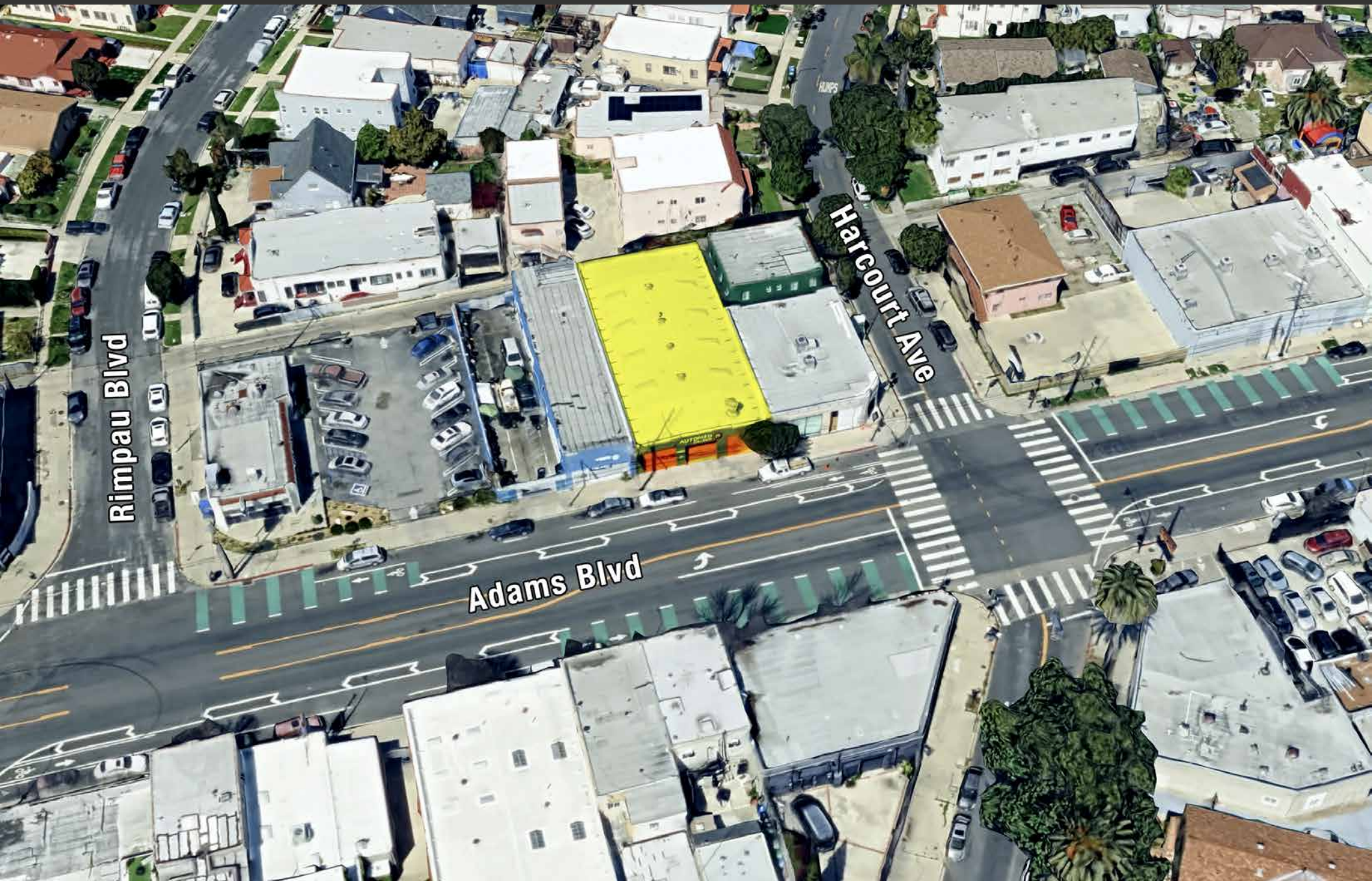




PLAT MAP



AERIAL PHOTO



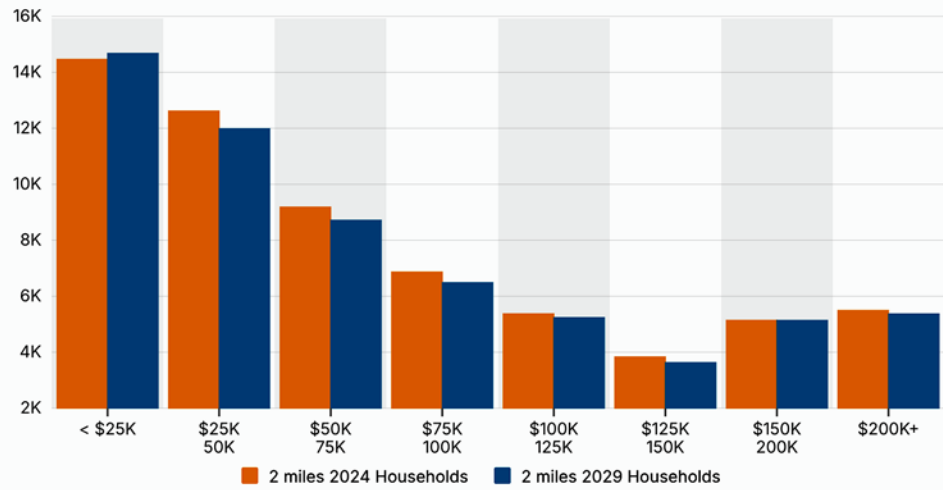
AREA MAP



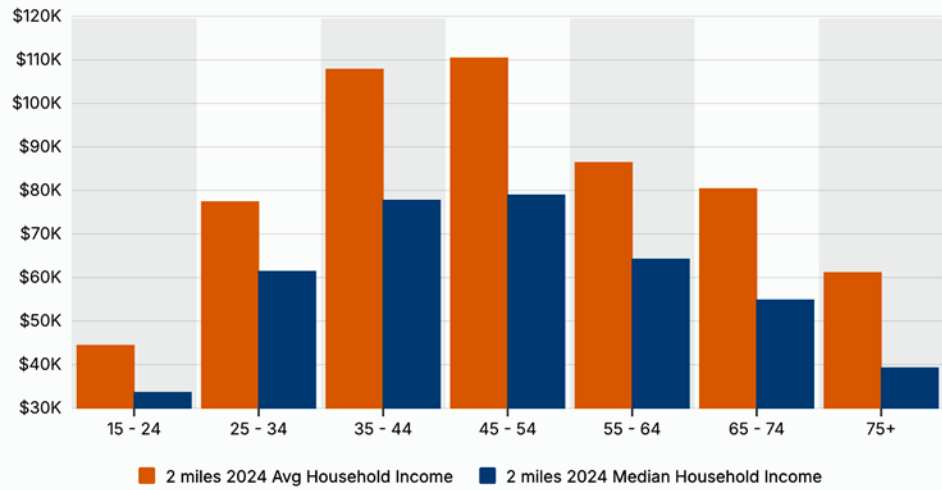
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NEIGHBORHOOD DEMOGRAPHICS

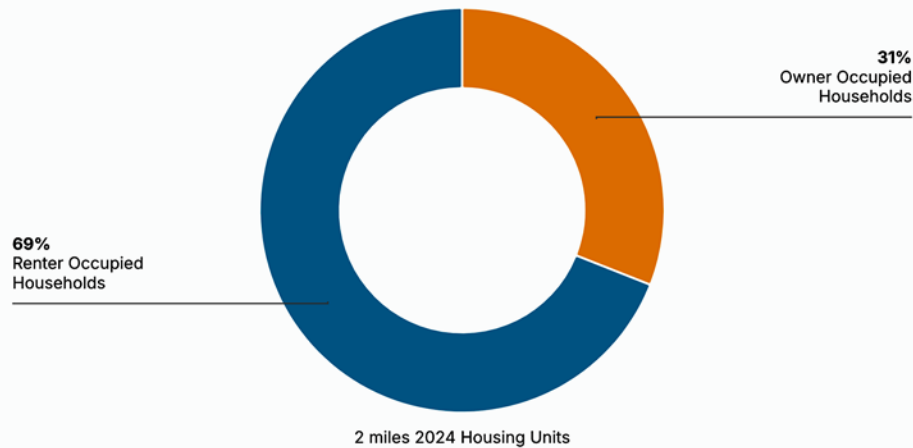
Household Income



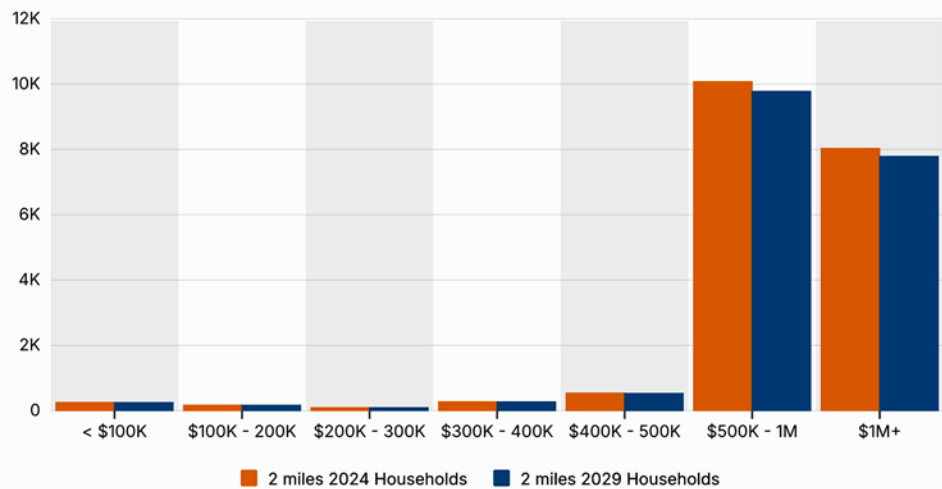
Household Income By Age



Housing Occupancy



Home Values



BUSINESS FOR SALE

Auto Body Shop With \$600,000+ Annual Sales 5,000± SF Building on 5,000± SF of Land

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