

FOR SALE

DOWNTOWN LOS ANGELES INVESTOR OR PARTIAL OWNER-USER

312 EAST 1ST STREET • LOS ANGELES, CALIFORNIA • 90012

**\$1,000,000
PRICE REDUCTION**



PROPERTY FACTS

Sales Price:	\$6,500,000 \$5,500,000
Building SF:	Approx. 34,320
Building Price/SF:	\$160
Lot SF:	Approx. 5,759
APN:	5161 017 035
Year Built:	1991
Zoning:	C2
Number of Floors:	5

PROPERTY HIGHLIGHTS

- Excellent downtown location
- Major freeway accessibility
- Proximity to an abundance of area amenities
- Located in the Empowerment Employee Credit Zone
- Assumable loan

EXCLUSIVELY LISTED BY:

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