



FOR
SALE

1227



Kidder
Mathews

Owner User Building for Sale

OFFERING MEMORANDUM | 1227 W TEMPLE ST, LOS ANGELES, CA

TABLE OF CONTENTS

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01

INVESTMENT SUMMARY

02

PROPERTY HIGHLIGHTS

04

LOCAL AMENITIES

05

REGIONAL MAP

06

FLOOR PLANS

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INVESTMENT SUMMARY

PROPERTY OVERVIEW

| | |
|--------------|---|
| Address | 1227 W Temple St, Los Angeles, CA 90026 |
| Asking Price | \$2,999,000 |
| APN | 5160-023-007 |
| Building SF | 5,500 SF |
| Land Size | 12,197 SF |
| Year Built | 1959 |
| Zoning | C2 |
| Parking | 19 surface spaces available; Ratio of 3.70/1,000 SF |



PROPERTY HIGHLIGHTS

FANTASTIC Owner User Building

FENCED Gated parking lot with automated gate

ROOF TOP Signage can be seen from 101 Freeway

MINUTES AWAY from downtown LA and Hollywood

SECOND FLOOR features a built-out studio

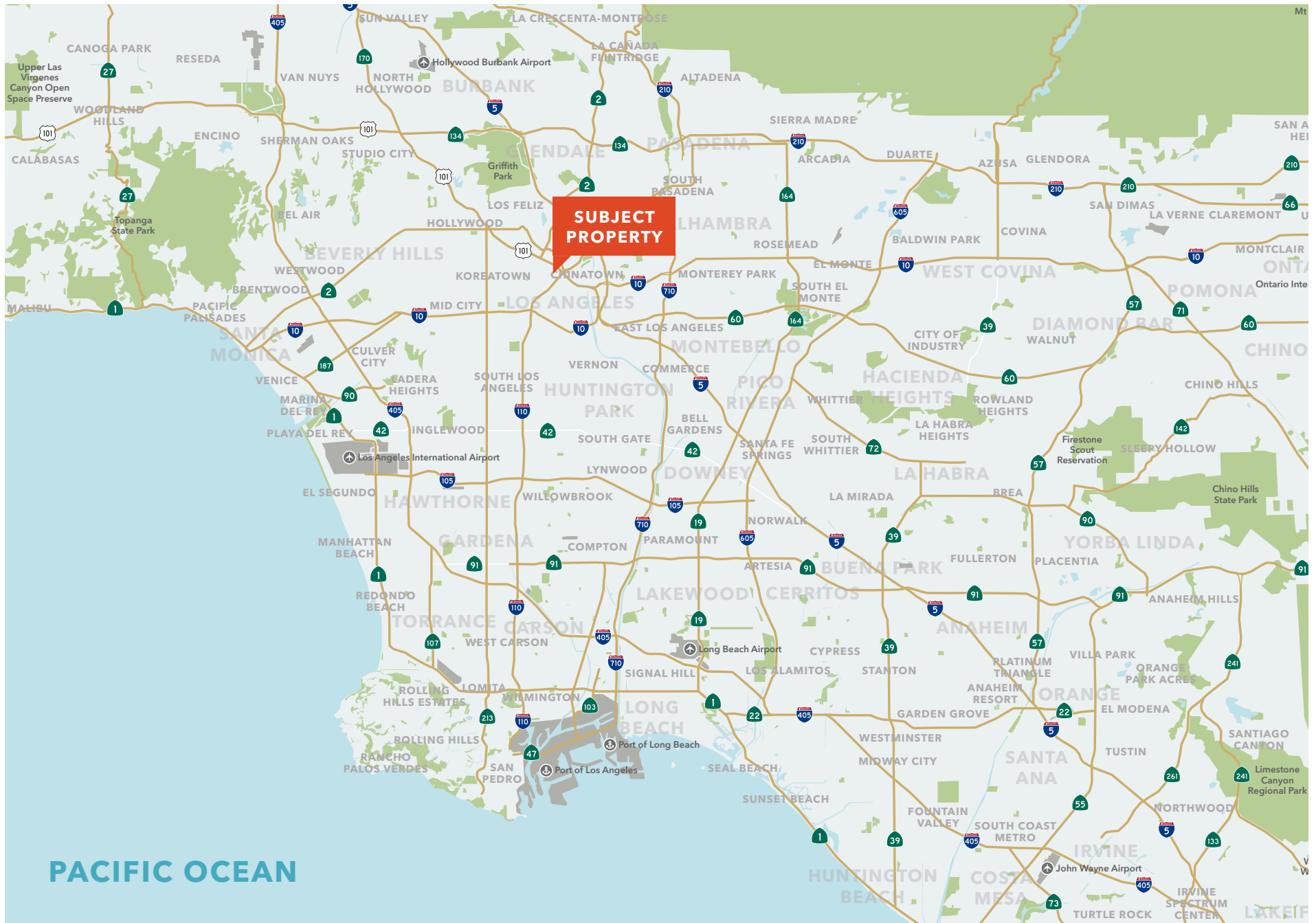
ACCESS to 101, 110, 5 and 2 Freeways



LOCAL AMENITIES

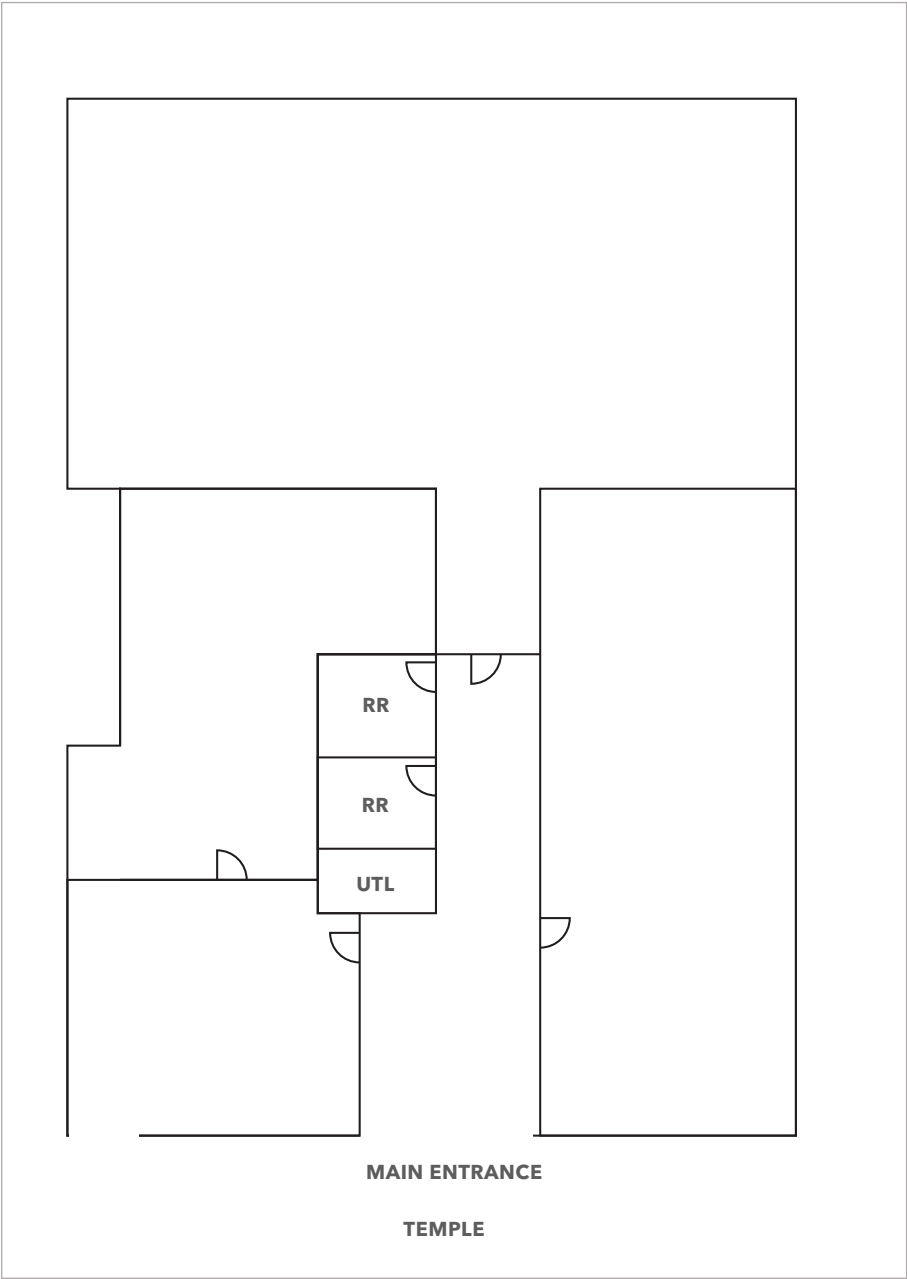


REGIONAL MAP

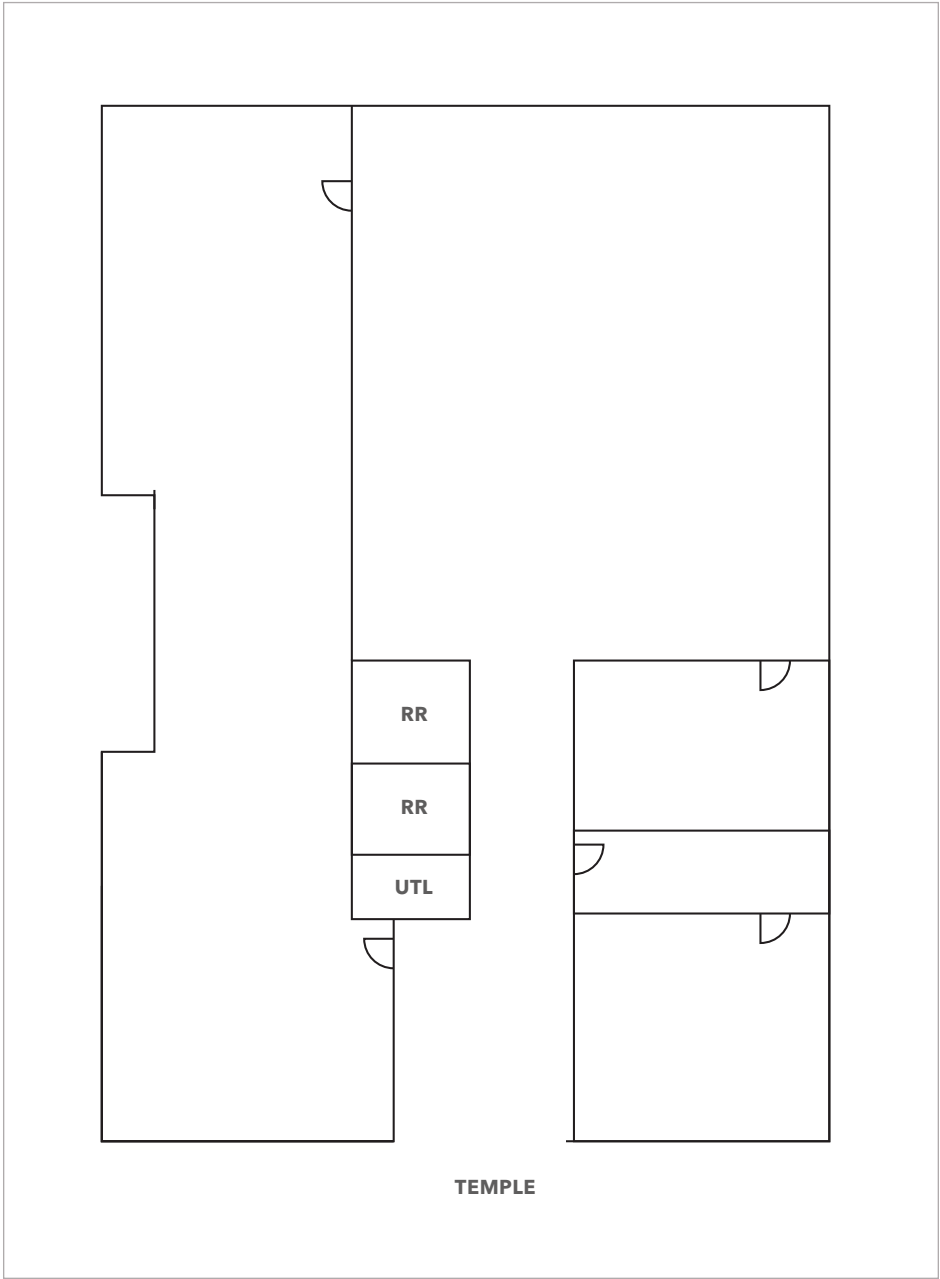


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



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