

## Office/Daycare For Sale

4310 Florida Avnue



- With a C-1 zoning, this property was previously occupied as a Day Care Center. The building currently consists of approx. 3,075 sf of improved space and has excellent potential for expansion and various other uses, including office/warehouse with fenced storage yard.
- The existing second level could be build-out as additional 3,000 +/- sf climate space controlled office or storage space effectively doubling the size of this building!
- Adjacent fenced in yard areas could be used as additional parking and/or storage/equipment yard.
- This is a steel frame structure with brick veneer front facade and metal siding. Could be used as is or perhaps some of the rear interior space opened up with the addition of an overhead door into a warehouse or shop area.
- Offered at \$247,500.00, Owner is motivated and wants to move this property so bring all offers!

E-mail Al Oglesby, **CCIM**, **CPM**®, **CEA** at [Al@alcorgroup.com](mailto:Al@alcorgroup.com) or call  
The **ALCOR** Group for additional information!

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Certified  
Property  
Manager

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"A FULL SERVICE REAL ESTATE COMPANY"  
Licensed By LA Real Estate Commission

Al Oglesby, **CCIM**, **CPM**®, **CEA**



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First Floor - Open Space



First Floor Kitchen Area



Second Floor - Rear of Building



Additional Potential Second Floor Space

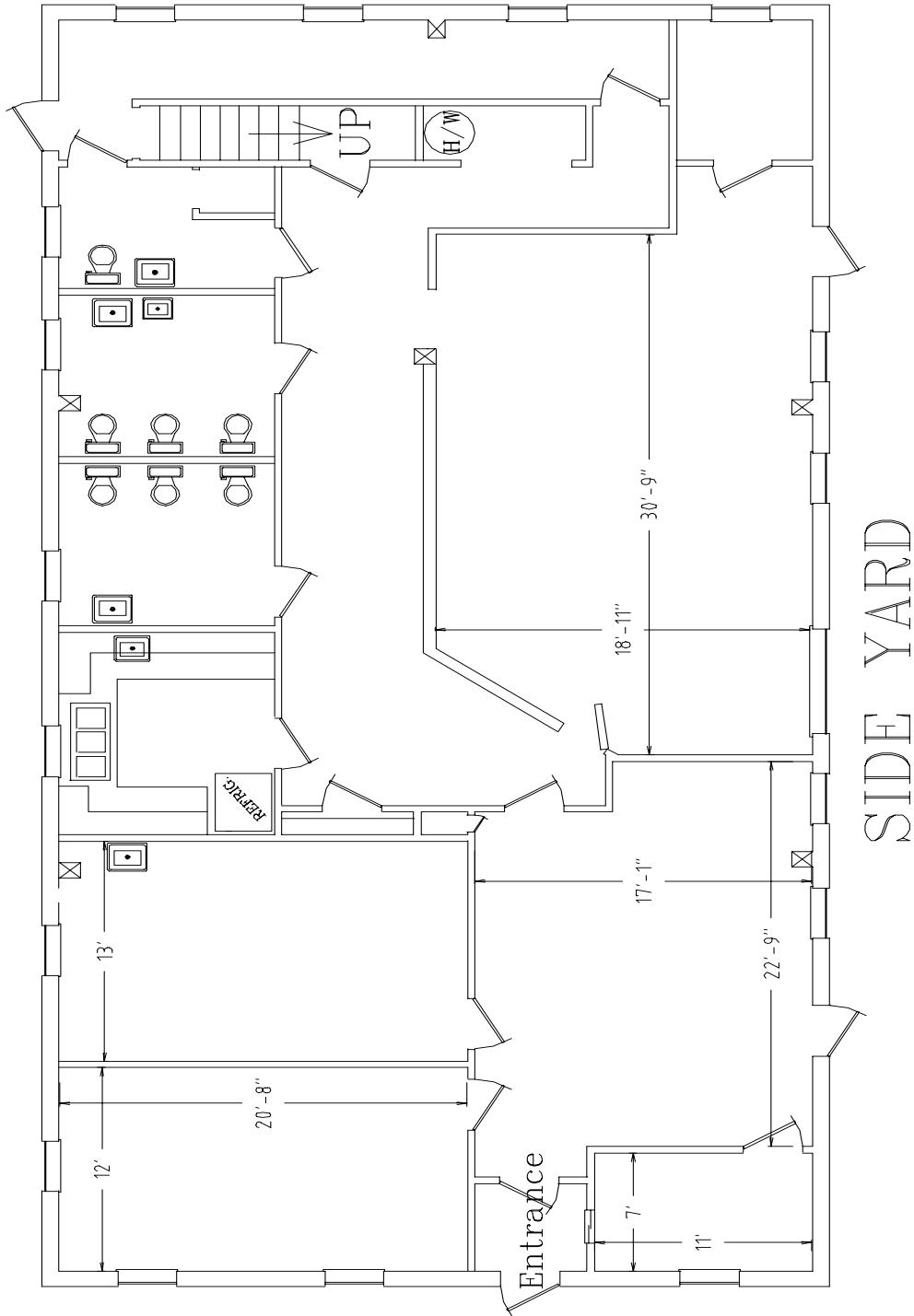


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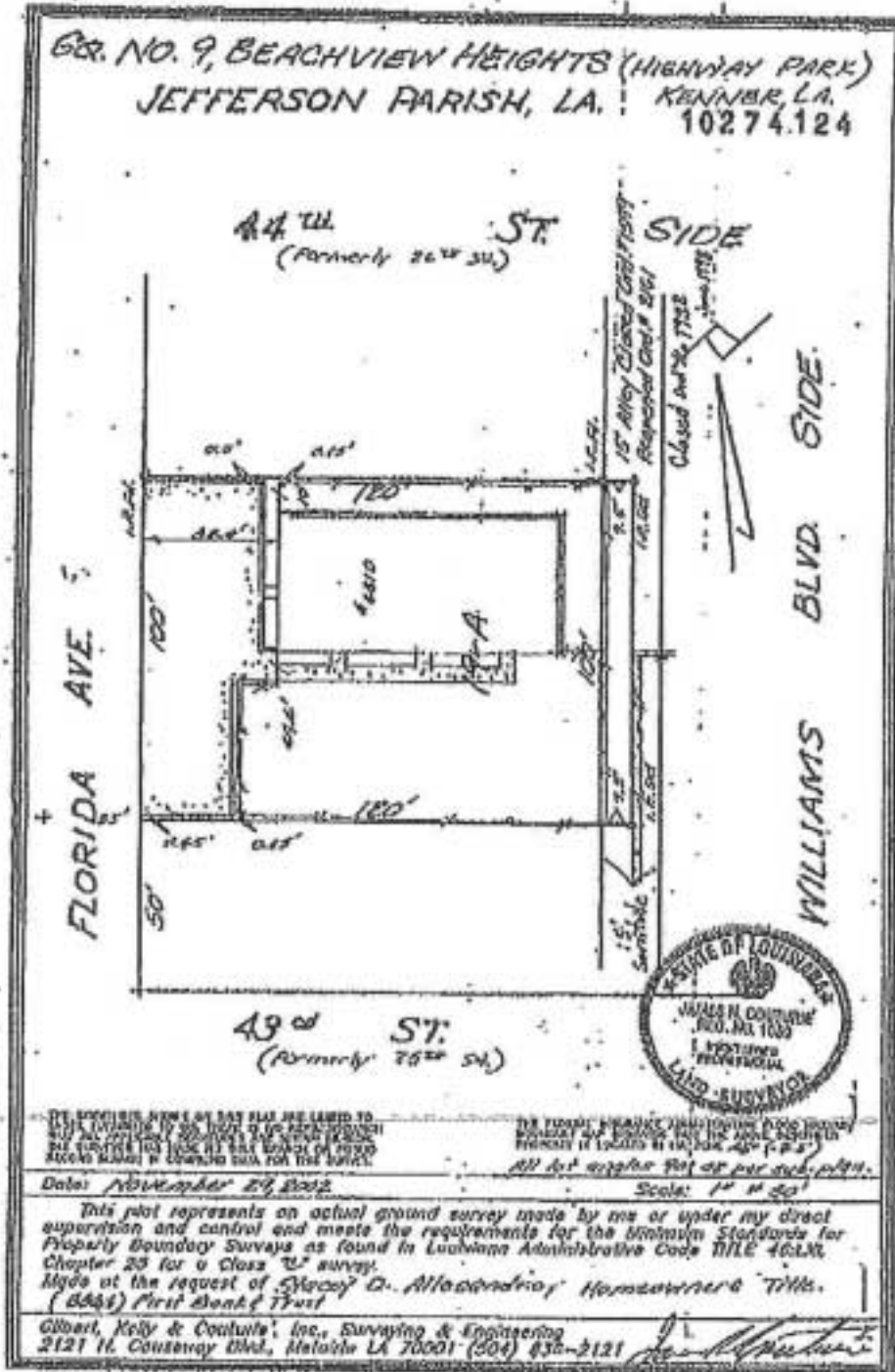
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Individual  
Member

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