



Commercial For Sale | Retail | Restaurant

# 4729 East Olympic Boulevard . South Montebello , CA 90022

**For sale Storefront Retail/Residential. FULLY LEASED - RESTAURANT + SFR for more information contact the listing agents. Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc. •310-666-2246 (agent) •arminsoleimani@gmail.com (agent) Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc.**

**Listing Info**

Listing ID: 3423 Available

For Sale

**\$1,050,000**

**Listing Presented by**



Posted: 10/12/2023 12:15 pm | On HOMEiZ: 217 days | Updated: 4 weeks ago | Views: 382

## Location Map



## Property Type

Property status	Available
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## Property Price

Asking Price	\$1050000
Last Sold Price	\$ N/A
	This is a business sale including the real estate

Total Lot Size	0.10 Acres
Asking Price per Sq. Ft.	\$363
Total Building Size Sq. Ft.	2889
Commission Split %	Contact listing agent%
Cap Rate %	5.41%
Gross Annual Income	\$0
Net Operating Income	\$56805
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$13125

## Property Location & Description

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Property Description	<p>This opportunity presents a truly enticing prospect for astute investors or owner users seeking to secure an exceptional mixed-use property in the vibrant heart of East Los Angeles. The subject property boasts a prime location on the prominent corner of Olympic Blvd. and Kern Ave., ensuring unmatched visibility and foot traffic. Anchored by an established retail restaurant, this thriving business offers not only consistent income but also immense potential for growth in this bustling neighborhood. Complementing this commercial space is a thoughtfully laid-out single-family residence featuring three bedrooms and two bathrooms, providing prospective owners with the added advantage of residing onsite if desired. Currently leased on a month-to-month basis, both units offer flexibility for investors to explore various options while enjoying rental income streams from day one. With its ideal positioning at such a sought-after intersection, discerning investors or owner users can capitalize on the boundless opportunities presented by this singular East LA gem without compromising professional ambitions or personal aspirations.</p>
Location Description	In the vibrant heart of East Los Angeles. The subject property boasts a prime location on the prominent corner of Olympic Blvd.
APN / Parcel ID	5246-019-038
Zoning	LCM1
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1942
Overall Property Condition	Good

## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	On-street
# of Covered Parkings	No Data

## Investment Overview

Type of use	Owner User
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## Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	
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