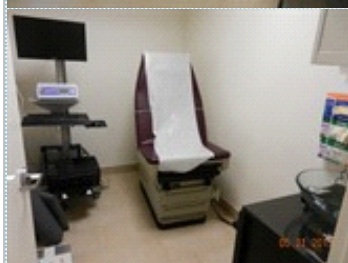


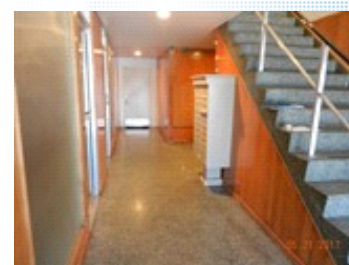
11669 Santa Monica Blvd.  
Los Angeles CA 90025

PRICE: \$5,250,000.00



Lot Size: 7965  
Sqft: 7658

Parking: 17 Cars  
Floors: 2



#### PROPERTY FEATURES:

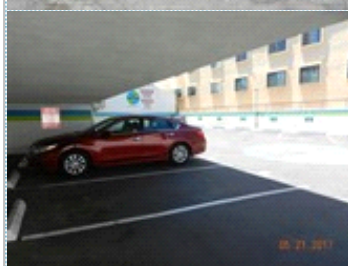
- ❑ Central A/C
- ❑ Central heat

#### OTHER FEATURES:

- ❑ Owner User Potential
- ❑ SBA Financing with 10% down
- ❑ Heavy parking
- ❑ Existing medical space avail
- ❑ Quick escrow possible
- ❑ Billboards on roof
- ❑ Contact Broker for more info

#### PROPERTY DESCRIPTION:

Prime Location west of the 405 Medical/general office building. 1,846 square feet can be used as medical. Great Owner user building or rent out multiple spaces. Special SBA 25 year financing available if 51% or more is used. This is a unique opportunity to benefit from local development over the next few years.



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All information deemed reliable but not guaranteed.