



**2320 Cotner Ave**  
**West Los Angeles, CA 90025**  
 LA West  
 W. Pico Blvd. / S. Sepulveda Ave.  
 Specific Use: General  
**Altemus Company, The**  
 Justin Altemus (310) 478-7729  
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**Office For Sale**

Class:	B	Sale Price:	\$2,250,000	<b>Parking:</b>	2.3:1 / 12 Spaces
Const Status:	Existing	Price/SF:	\$420.56	<b>Reserved:</b>	<b># Spaces / Cost/Mo</b>
Year Built:	1972			Covered:	/
Load Factor:				Surface:	/
Stories:	2	Building Size:	5,350 SF	<b>Unreserved:</b>	<b># Spaces / Cost/Mo</b>
		Total Available:	5,350 SF	Covered:	/
Energy Provider:		Largest Floor:		Surface:	/
ADA Accessible:		Smallest Floor:			
APN:				Property ID:	715236
Lot Size:				Listing ID:	425393
Pass Elevators:		Op Expenses:		FTCF:	CB000N000S250/AOAA
Freight Elevators:		Taxes:	\$13,574.00/sf		

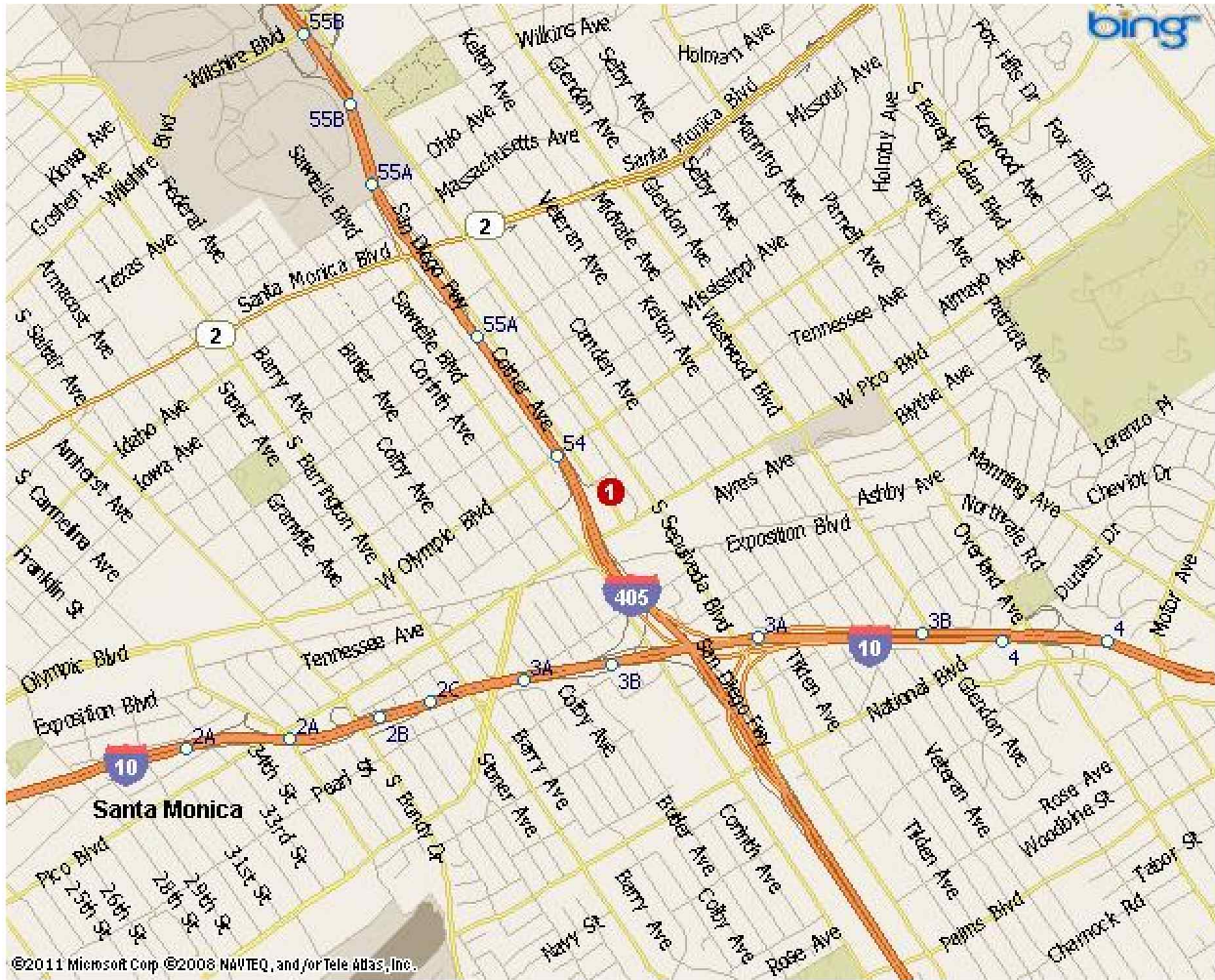
**Listing Comments:** (EM #1190336) Major Price Reduction! Hard to find, small office building for sale. Superb West Los Angeles location. Immediate access to the 405 & 10 Freeway. Suitable for a variety of office users. Good parking at 2.25/1,000. Add'l 2-3 cars possible.

**Broker Notes:** Call broker - Occupied. Sales Term: Seller may consider carrying 1st trust deed or all cash to seller. Possession: Submit. 4,300 SF on ground flr & 1,150 SF on 2nd flr. Parking is all ground level in front of bldg. Occupy entire bldg or occupy ground

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# Property Map

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## Map Legend

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- 1) 2320 Cotner Ave, West Los Angeles, CA 90025
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