

# Prime Development Opportunity



534 N Serrano Ave, Los Angeles, CA 90004

**Sotheby's**  
INTERNATIONAL REALTY

**Offered Price \$1,200,000**

**Lot Size 6,830 ± SQ.FT.**

**Zoned: LAR3 - Development opportunity**

**Currently: Duplex**

2UNIT: 2Bed, 1.5 Bath (tenant occupied) & 1Bed, 1Bath (vacant)

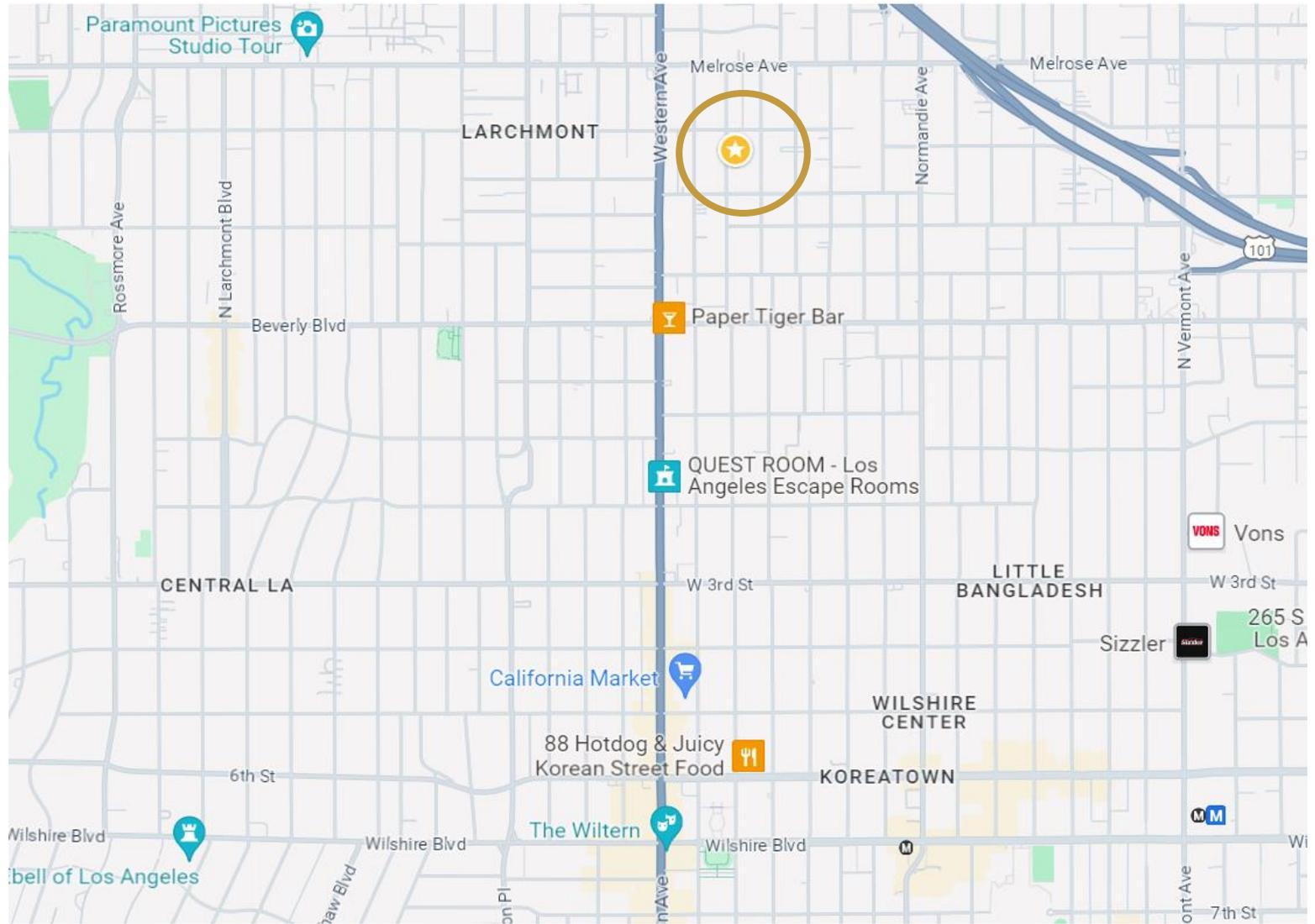
1,879 ± SQ.FT.

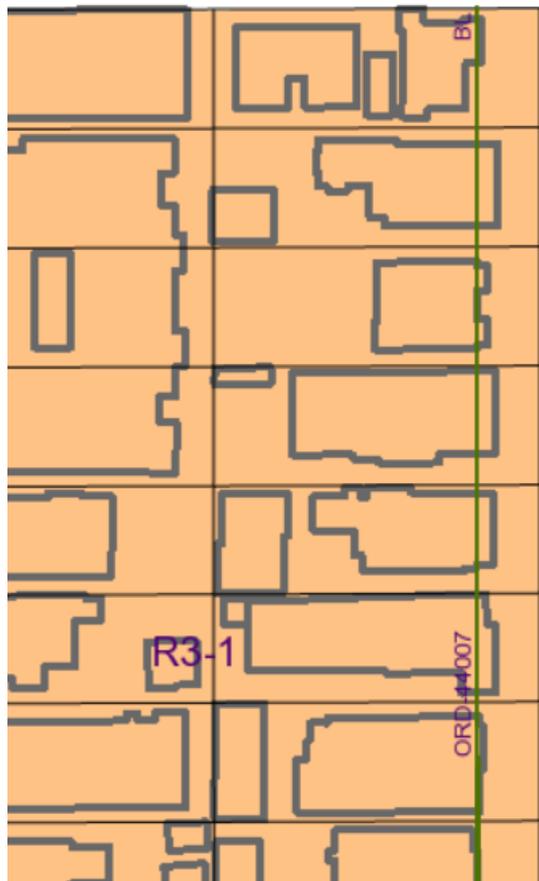
LOT SIZE 6,830 ± SQ.FT.

APN : 5521012005

# Adjacent to Koreatown

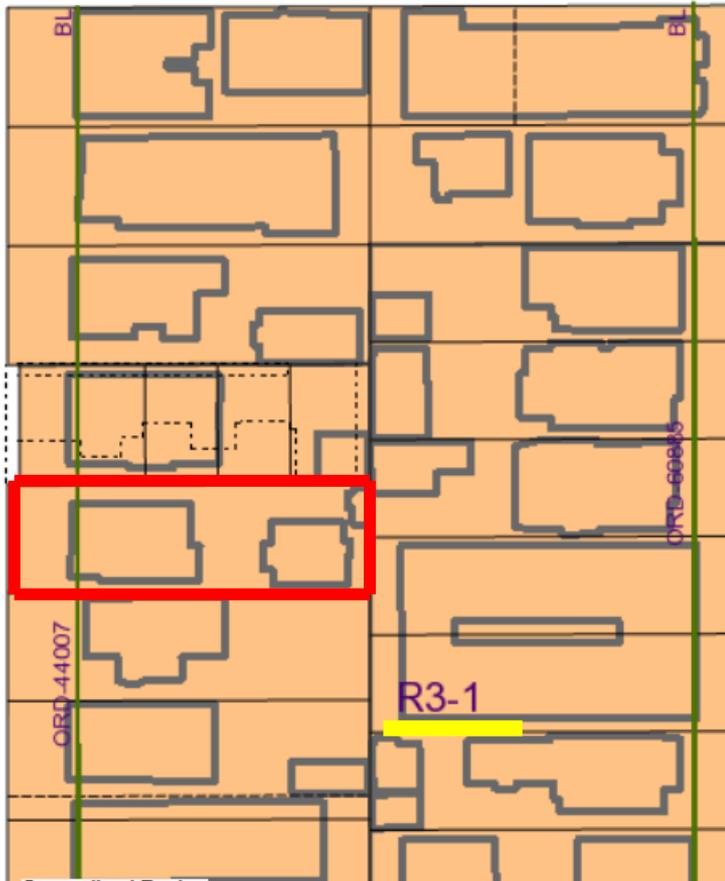
## KOREA TOWN | LARCHMONT | HOLLYWOOD





CLINTON ST

SERRANO AVE



HOBART BLVD

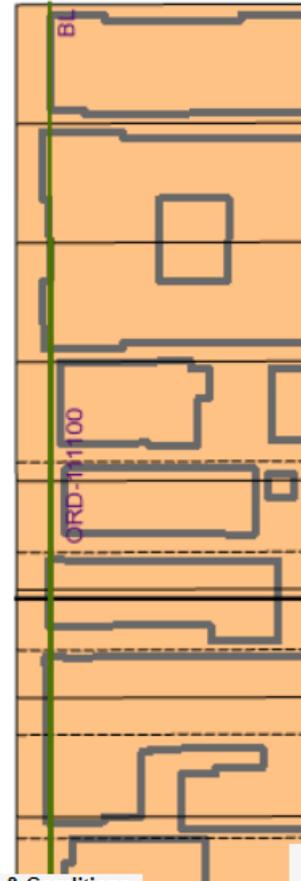


Table 8 - Conditions

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