



Free standing **Property**
 (+**Laundromat** Business)
 in **SE Los Angles**. MLS # 18-335962

Call John Seo at 310.627.7201
 BRE #02002677



1514 Nadeau st, Los Angeles 90001
 Asking: Property **\$600,000**, Business: \$160,000

Property ownership opportunity with an option to purchase the leased Coin Laundry business in the Florence-Graham area of Los Angeles. Free standing building close to mixed residential & business use area. All of the equipment is in excellent condition. Great location with good surroundings, visibility and positive potentials both in business and property with 10 parking spaces available. Absolutely Absentee owner.

Property Offering Summary

Price/SQFT: \$271	Rent: \$2,700/m (≈ \$14.67/sf)	
Lease type: Gross	Rent roll adj by CPI	Lease Expiration date: 04.2031
Bld size: 2,208 SF	Lot size: 4,696 SF	Year built: 1964
NOI \$25120/YR	CAP 4.19%	

- ** Business: gross sale \$160,000/YR, net \$48,564/YR, rent \$2,700/m, utility expense \$34,400/YR
- ** Business cash flow is good enough for SBA loan for biz only OR property+biz / reasonable down-payment
- ** If purchase both property and business, the Gross CAP would be 9.70%
- ** co-brokerage for property only AND please serious & qualified buyers only
- ** The property is valued at **\$575,000** in 2016 (Bank of Hope)
- ** Details in the laundry business can be found in <https://www.bizbuysell.com/Business-Opportunity/Absentee-Owner-Coin-Laundry-Los-Angeles/1465717/>