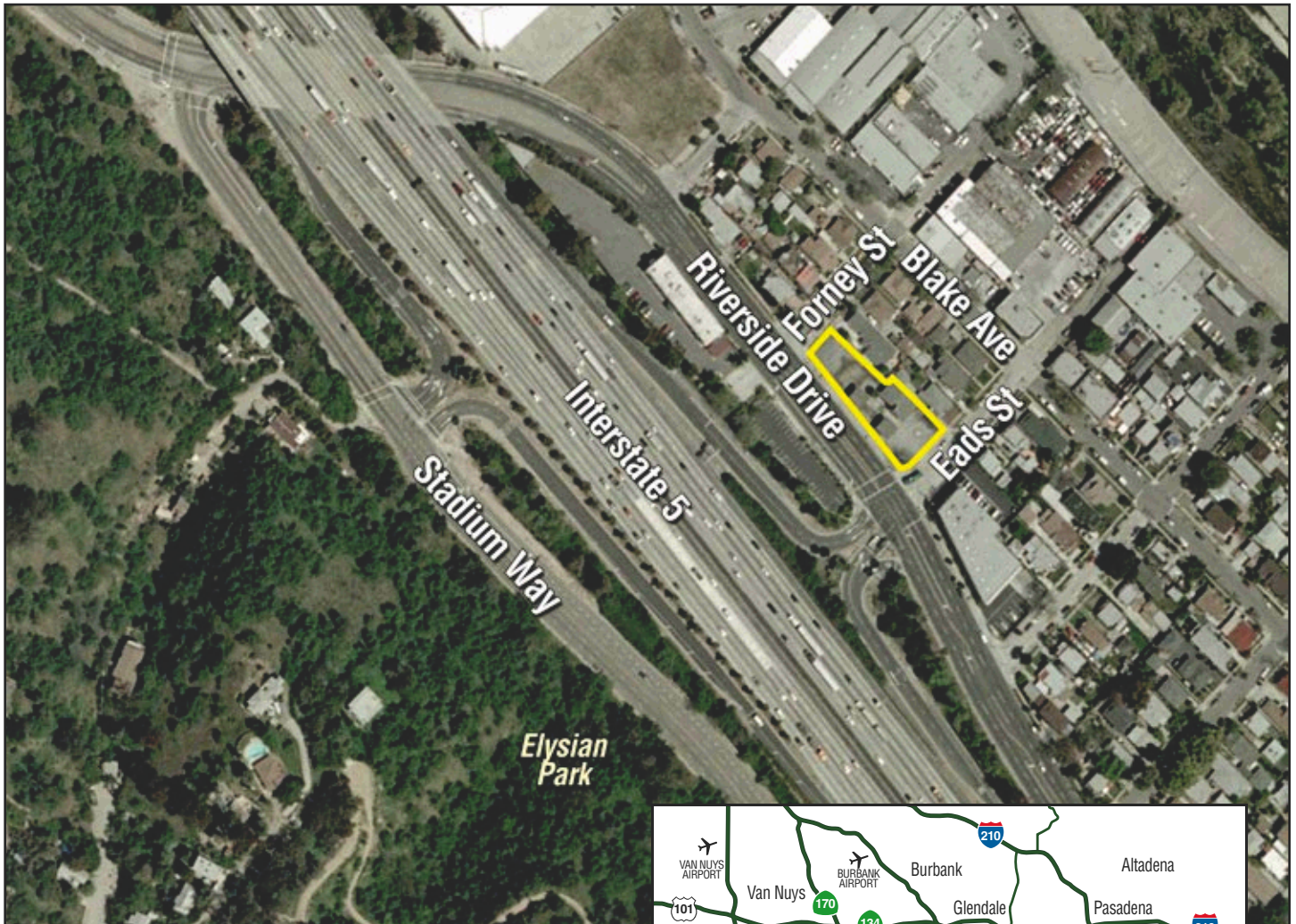


Potential Development Site For Sale

1633 Riverside Drive, Los Angeles, California



Property Information:

Land Size:	Approximately 16,280 sq. ft.
Existing Building Size:	Approximately 1,392 sq. ft.
Year Built:	Approximately 1965
Zoning:	C2-1VL & P-1VL (Buyer must verify with City)
Sale Price:	\$1,200,000



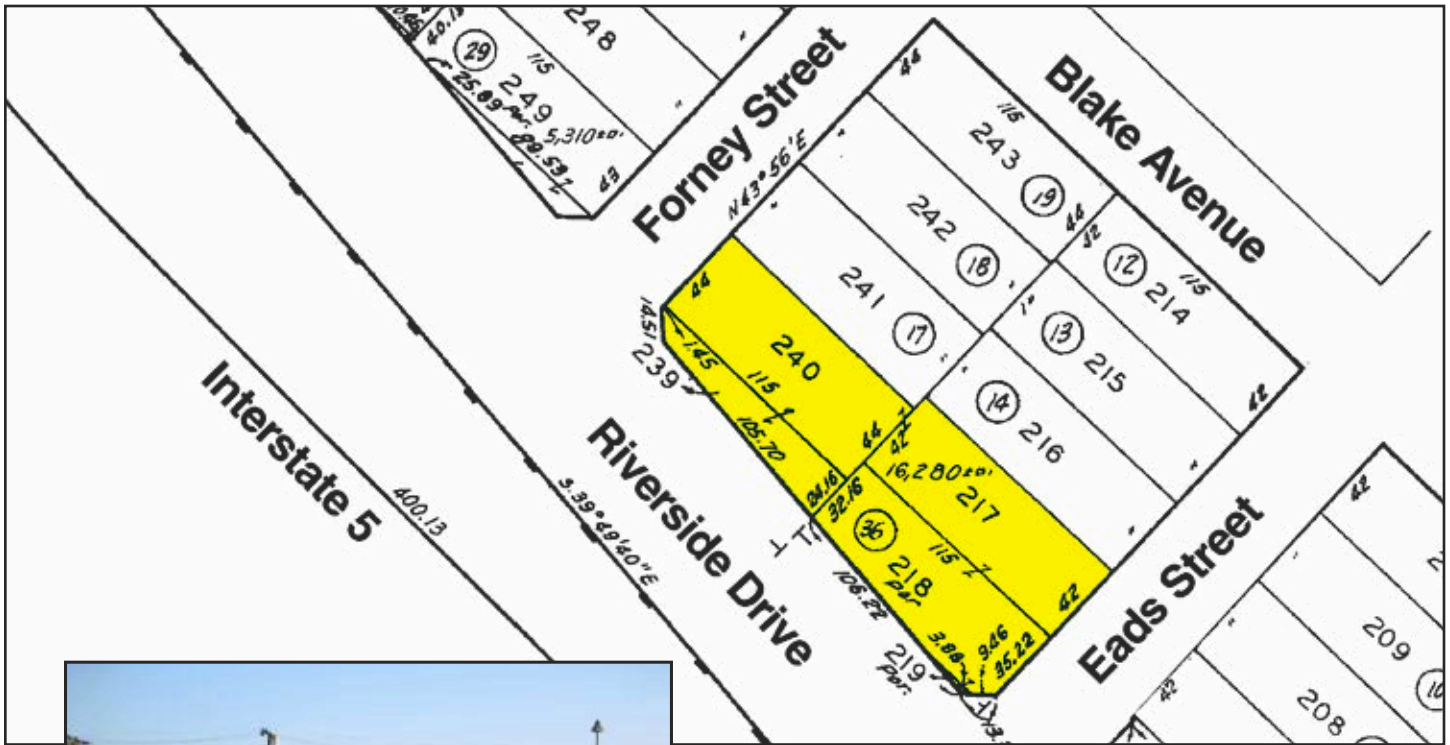
L.R. DOYLE

CORPORATE REAL ESTATE SERVICES

2444 Wilshire Boulevard, Suite 509, Santa Monica, California 90403
Tel. (310) 829-4246 | Fax. (310) 829-4476
email lrdoyle@earthlink.net

Potential Development Site For Sale

1633 Riverside Drive, Los Angeles, California



Property Highlights

A former gas station located at a signaled intersection with direct on/off access to and from the Golden State (5) Freeway.

- Potential development site at signaled intersection
- Great location directly off the Golden State Freeway with easy access to the Glendale Freeway (2), the San Fernando Valley, Downtown Los Angeles and the L.A. metropolitan area.
- Excellent frontage on Riverside Drive with access from both Eads St. and Forney St.

Disclaimer:

The statements in this brochure are made upon information furnished by the owner, or from sources which we deem to be reliable, for which we assume no responsibility, but which we believe to be correct. This property offered subject to prior sale, change in price or withdrawal from the market without notice.

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