



# For Sale or Lease! By Owner!

## Ideally - Located 3-Level Commercial Building at 5715 N. Figueroa St., Los Angeles 90042.

Frank is looking for offers in the neighborhood of \$ 5,500,000.-/obo in an outright sale or \$40,000./month lease but will consider all serious offers. Skype name: MilanVacek  
 Call Frank at 323 255 0123, fax 323 255 1036, or call his son, Milan Frank Vacek, a Calif. Real-Estate Broker at: 011 420 602386644 (Prague), or e-mail: [milan@vacek.cz](mailto:milan@vacek.cz)

### New Ave. 58 Gold Line AMTRAC Station



**APN # 5492-001-015**  
**3% Commission to broker!**



**Famous landmark Frank's Camera Store building in Highland Park is right next to the recently completed Ave. 58 Gold Line AMTRAC Station, freeway close to Downtown Los Angeles and the SanFernando Valley. Plenty Of Incredibly Cheap Parking in Rear**

This is the former S.S.Kresge building, precursor of the K-Mart Department Store, with approximately 7,500 ft.<sup>2</sup> of space on each of 3 levels (basement, ground floor, and upper floor) on a lot 7492 ft.<sup>2</sup> with a freight elevator and loading dock in the rear. Ground floor and upper floor have beautiful high ceilings! The building is earthquake-code retrofitted, and roof and Air-Conditioning that was replaced about 10 years ago. Frank, the owner, who wants to have more time to devote to his movie-ranch, says this building is a "gold-mine", either as a camera or other retail store, or as a night-club (especially the basement) and/or game arcade, or as a showroom-warehouse, import-export, offices and apartments. **The new Ave.58 Amtrac Gold Line Station means easy access to Pasadena and to Long Beach! Great potential! Call Frank: 323 2550123 M-Th 12-4PM Hurry! Before he changes his mind!**