

GARDENA AREA WAREHOUSE PROPERTY (LOS ANGELES COUNTY) FOR SALE \$1,950,000.00

8,924* +/- SQ. FT. OF BUILDING ON 16,024* +/- SQ. FT. OF LAND



Perfect Owner/User!!!

13413 S. BROADWAY, LOS ANGELES (COUNTY), CA 90061

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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Alex S. Paley

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DRE: 02073925

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

(818) 343-3000

* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

LOS ANGELES COUNTY WAREHOUSE-OFFICE PROPERTY FOR SALE

LOCATION:	13413 S. Broadway Los Angeles (County), Ca 90061 (Just North of W. 135 th Street)
TENANCY:	Property is Vacant
BLDG. & LOT SIZE:	8,924 +/- square feet of building* 16,024 +/- square feet of land*
A.P.N. #:	6132-009-015
PREVIOUS USE:	Printing Company - Property Now Vacant
PARKING:	Twenty Five (25)* +/- On Site Spaces (Ample Street Parking Available as well)
PRICE & TERMS:	\$1,950,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LCM1* - 1967*
SIGNAGE:	Excellent Signage Available
COMMENTS:	*Excellent Street Parking/Rear Fenced & Paved Yard *Built out with Offices & Storage *Excellent Access to 110, 105 & 91 Freeways *4 Loading Doors (2 in front and 2 in rear/1 door with dock in front) *High Power Capacity (Just completely redone) *Separate Office & Warehouse Restrooms *14' Foot Clearance* *One (1) part of the building was formally permitted as an H2 room

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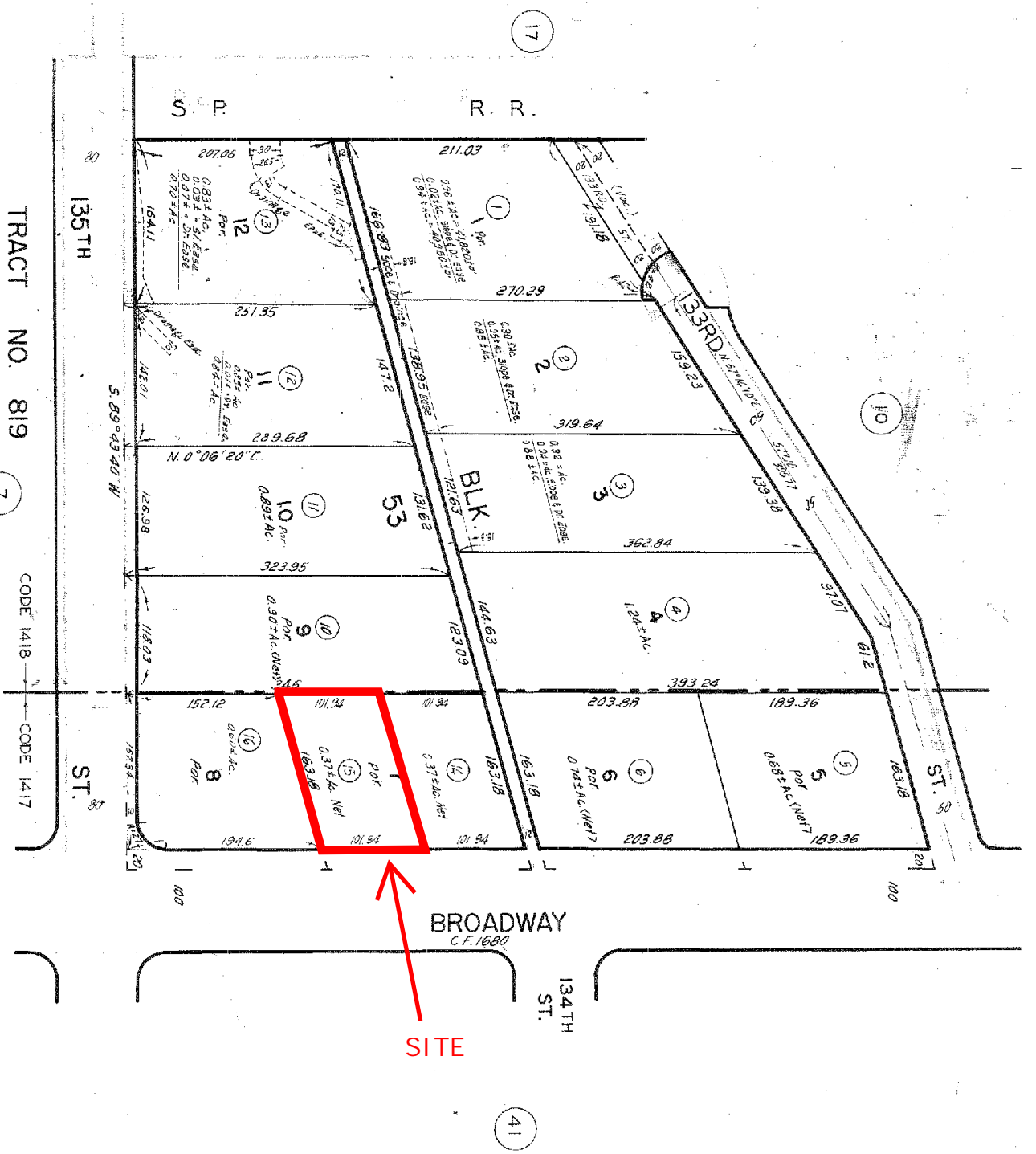
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13413 S. Broadway, Los Angeles County, Ca 90061



CODE
1418
1417
FOR PREV. ASSM'T. SEE:
6132-9

TRACT NO. 819
M.B. 16-154-155

CODE 1418
CODE 1417

4-1-66
671211205
63007
7591028
759044801
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