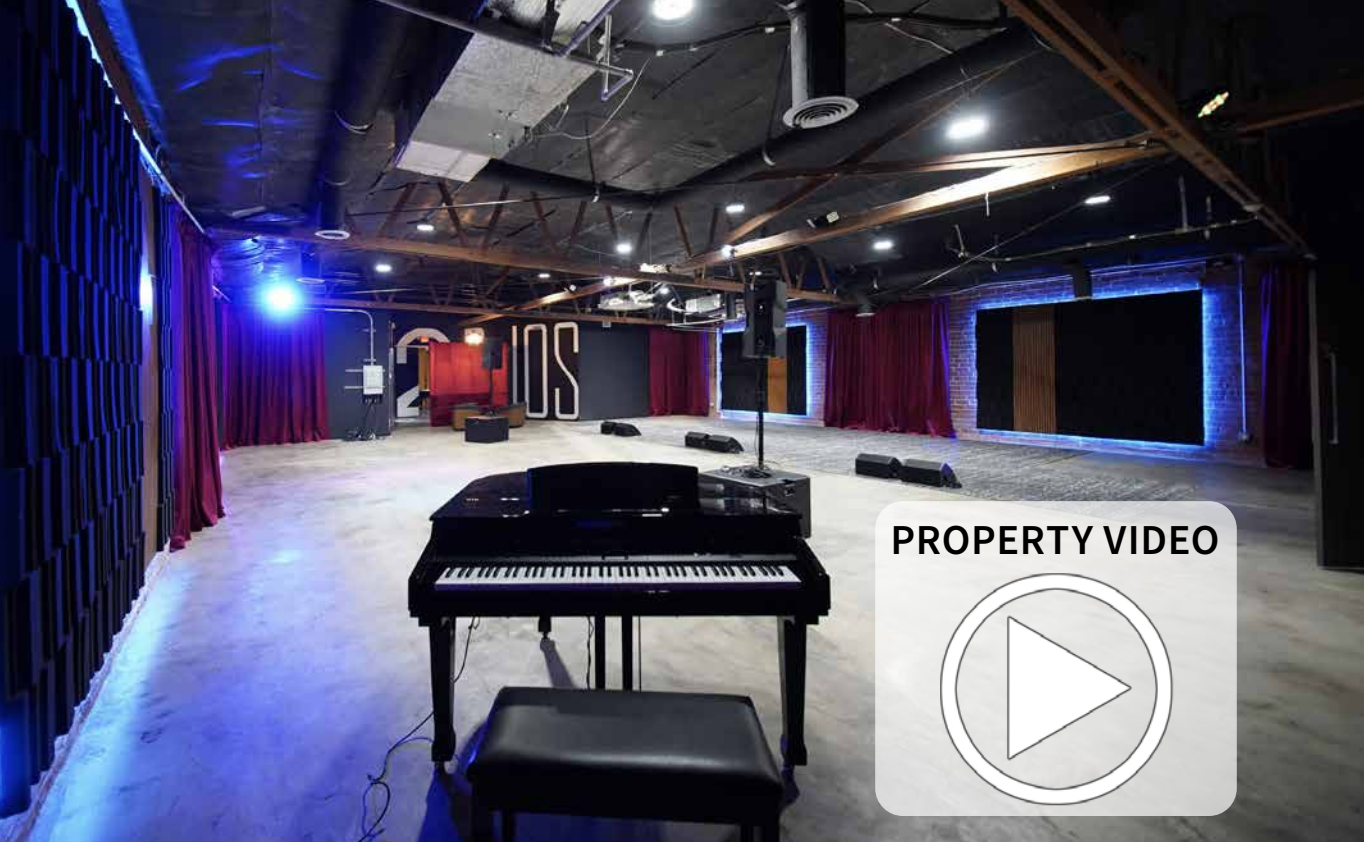


FOR SALE | FULLY BUILT OUT MUSIC STUDIO

4057 E 52ND ST, MAYWOOD, CA 90270



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists



PROPERTY DETAILS

- ±4,500 SF building
- Red brick construction built 1948
- 145 SF entry hall
- 190 SF artist room
- 260 SF FDH room
- 120 SF production room
- 80 SF tech room
- 865 SF commercial kitchen
- ±10,945 SF of land
- Adjustable work lighting and LED mood lighting in the main room
- Secure gated parking lot
- Zoned MYM1
- APN 6312-002-012,014
- Located between Downey Rd and Atlantic Blvd
- 7 blocks north of Slauson Ave
- Adjacent to the Los Angeles River



Fully soundproofed music rehearsal and studio space



Excellent power service with 3-phase Cam-Lock distro box



Entire interior has been completely renovated



14-ton AC system covering the entire facility



±2,500 SF main room with up to 15-foot ceiling height



Parking for ±17 vehicles/trucks/trailers with easy load-in access



Artist, FDH, tech, production, storage rooms & 3 restrooms



One mile west of 710 freeway with easy access to I-5 freeway



±865 SF commercial kitchen with adjacent lounge area



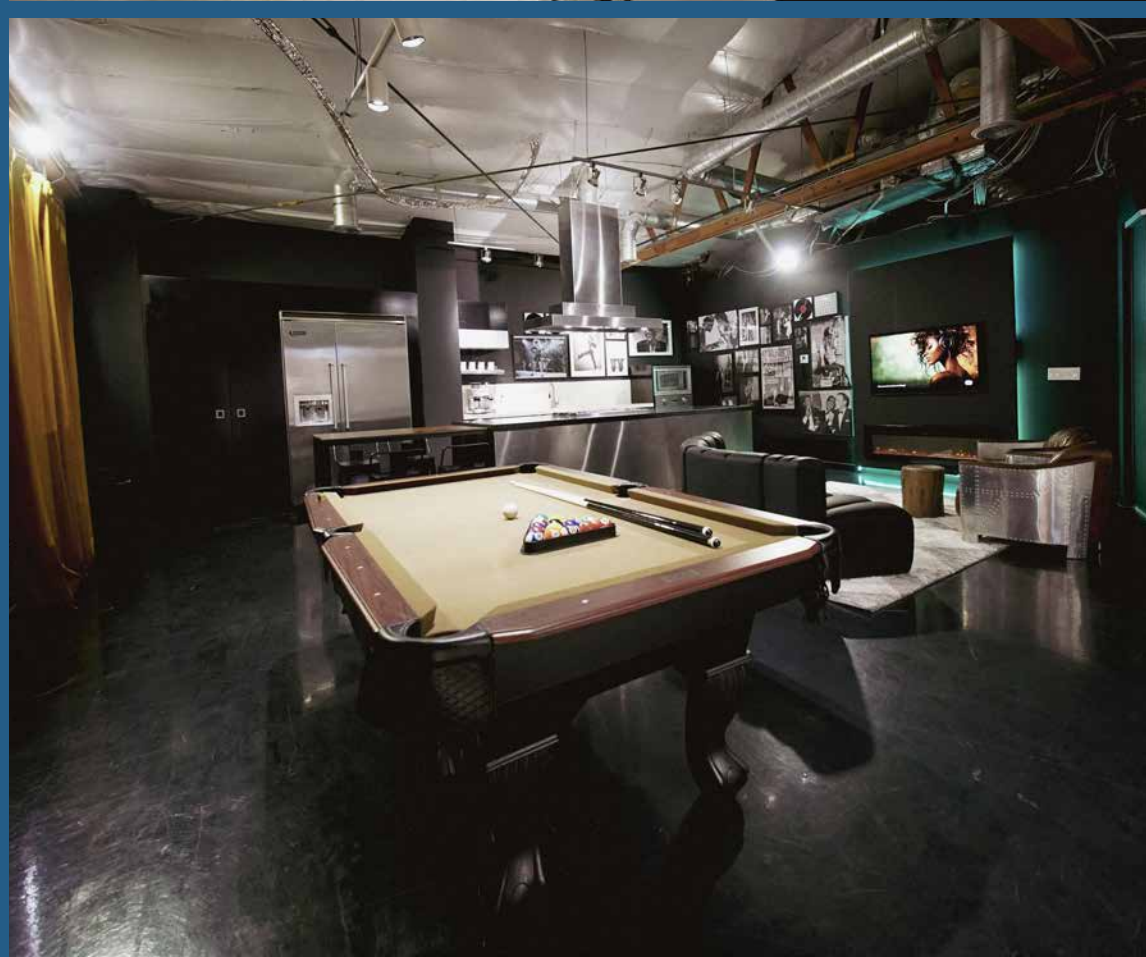
Just blocks from numerous retailers and restaurants

ASKING PRICE

\$2,500,000



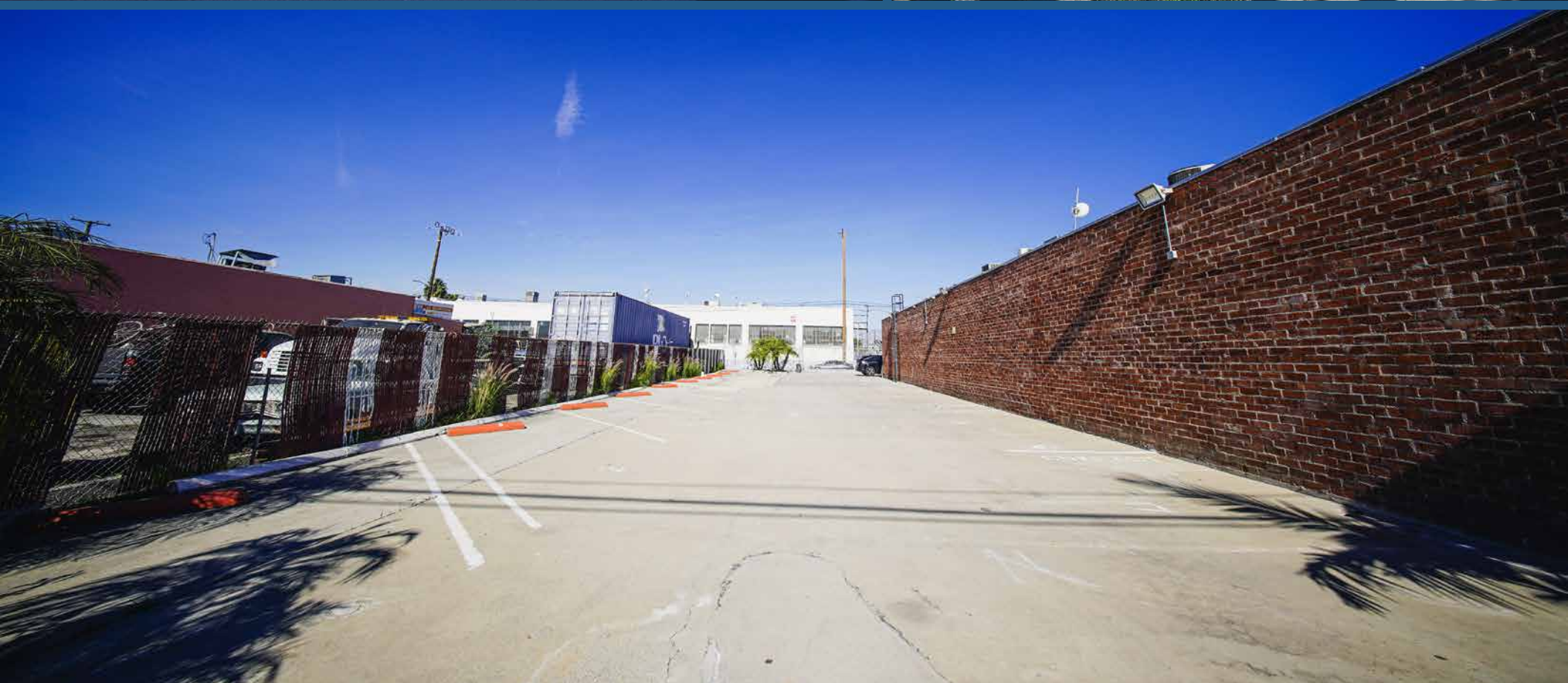
INTERIOR PHOTOS







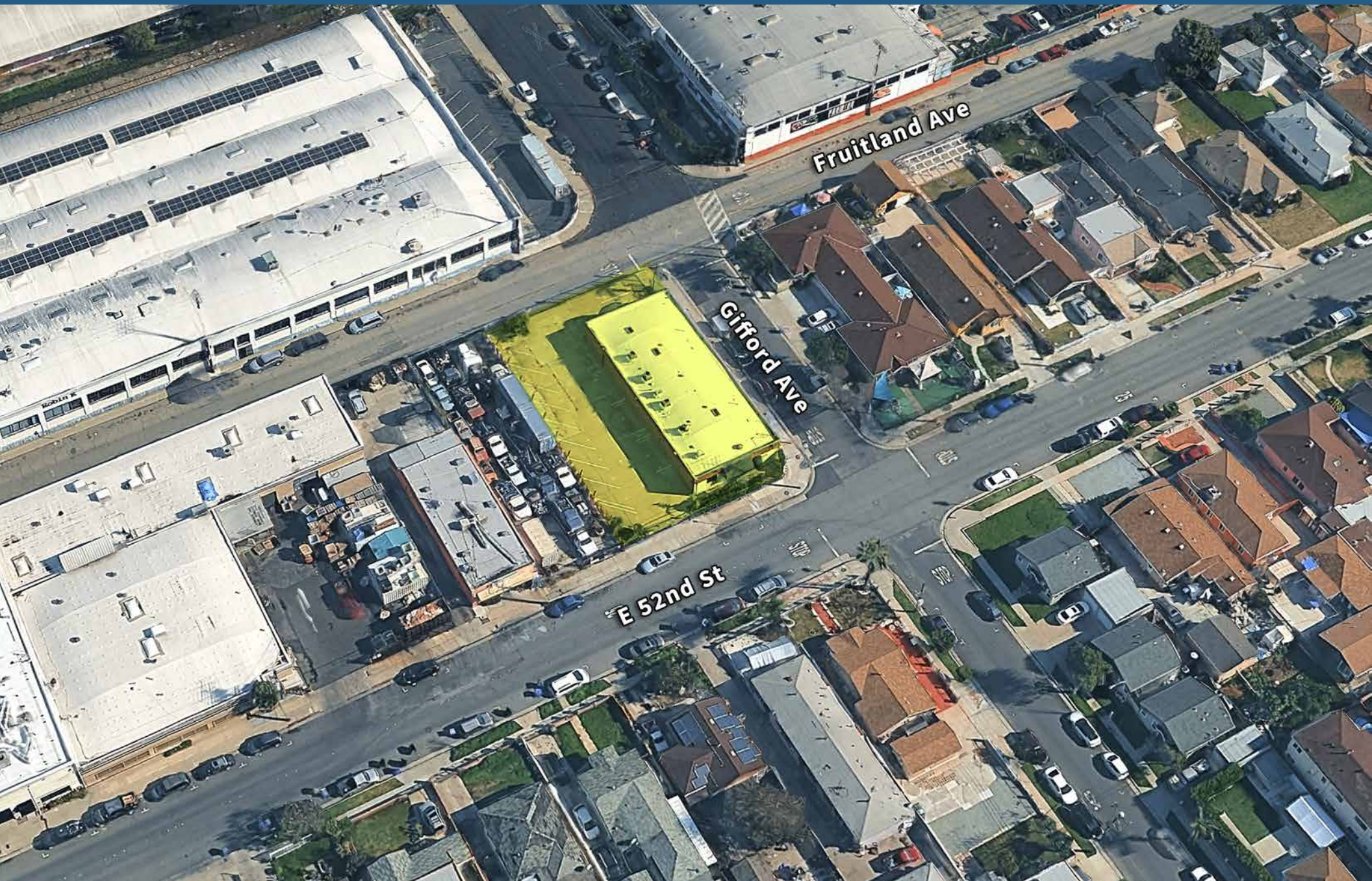
EXTERIOR PHOTOS



SITE PLAN

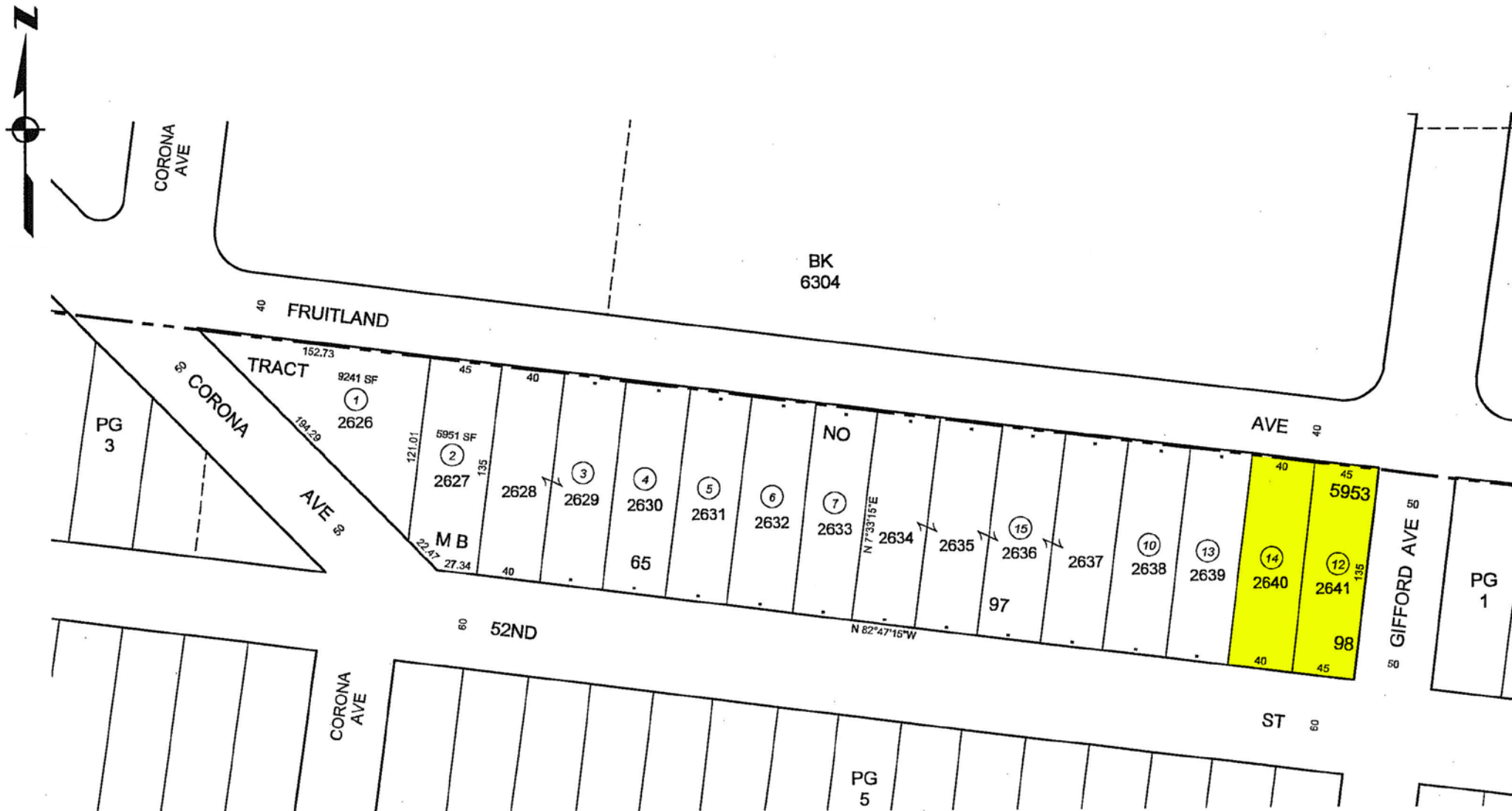


AERIAL PHOTO

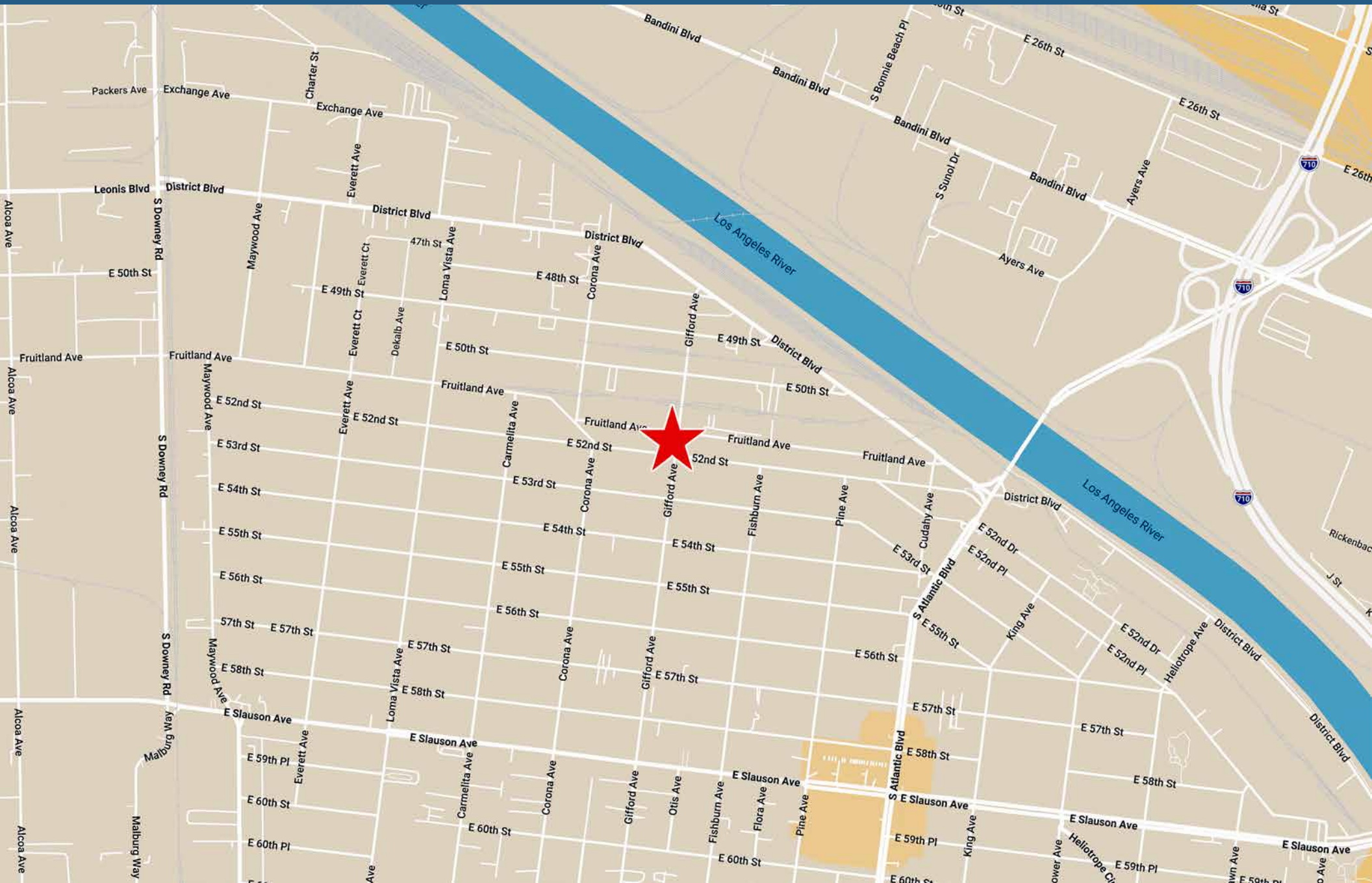


RENE MEXIA | BRADLEY A LUSTER | MAJOR PROPERTIES

PARCEL MAP

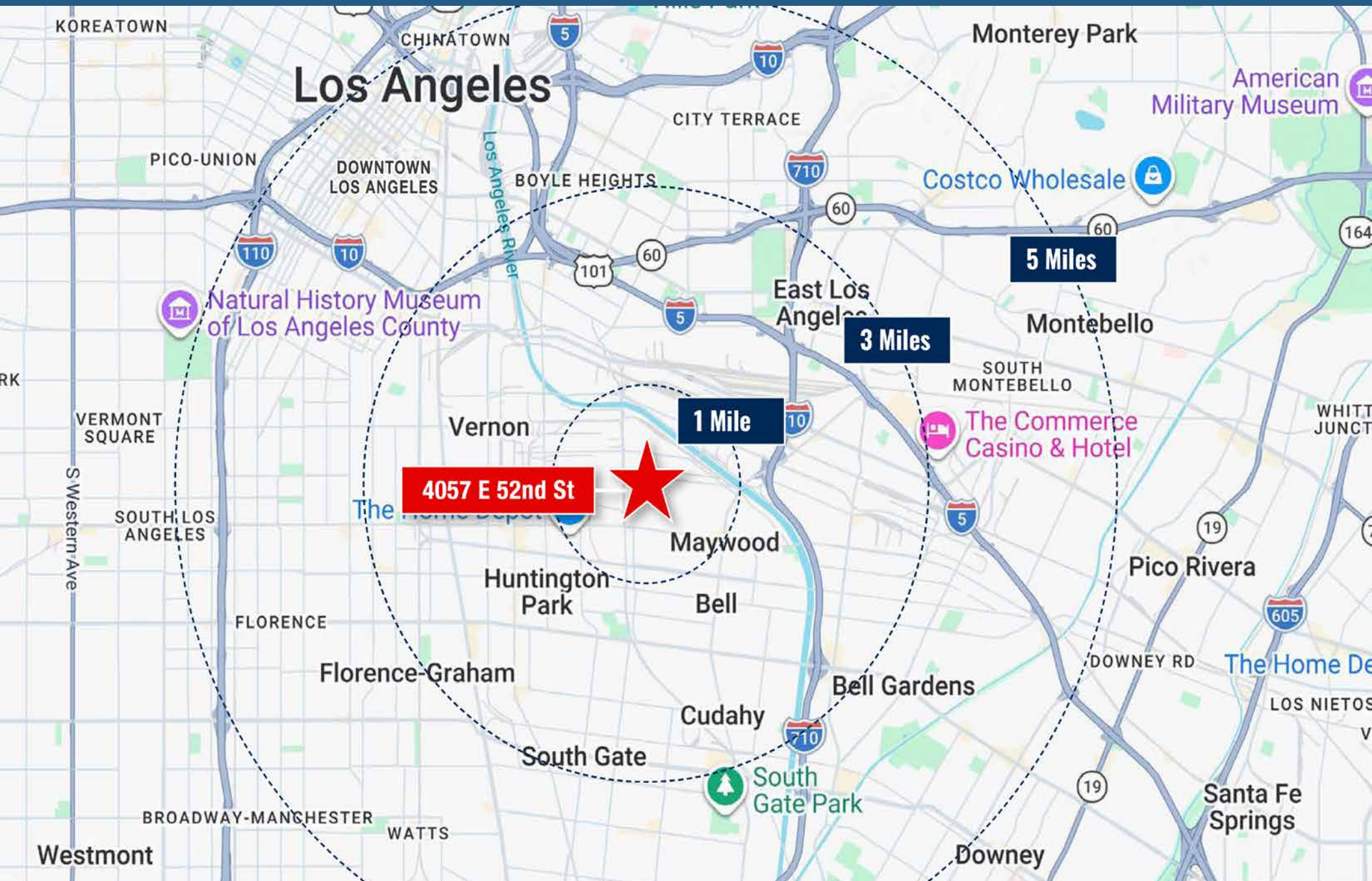


LOCAL MAP



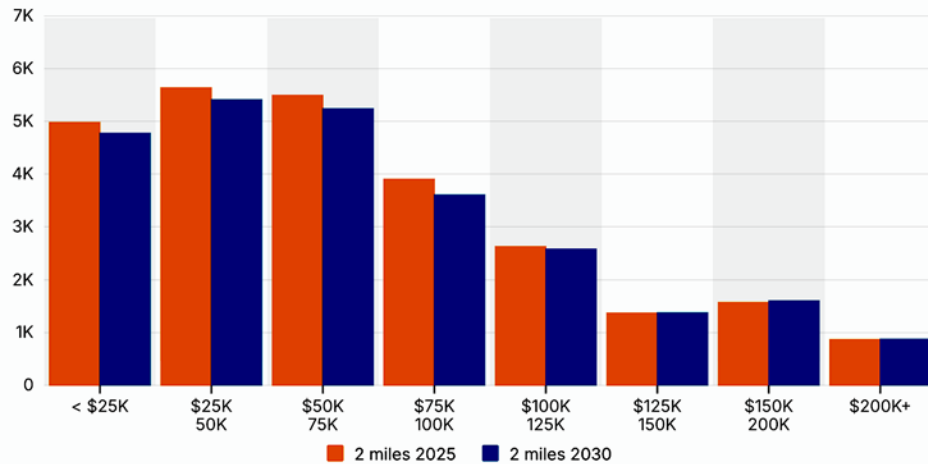
RENE MEXIA | BRADLEY A LUSTER | MAJOR PROPERTIES

REGIONAL MAP

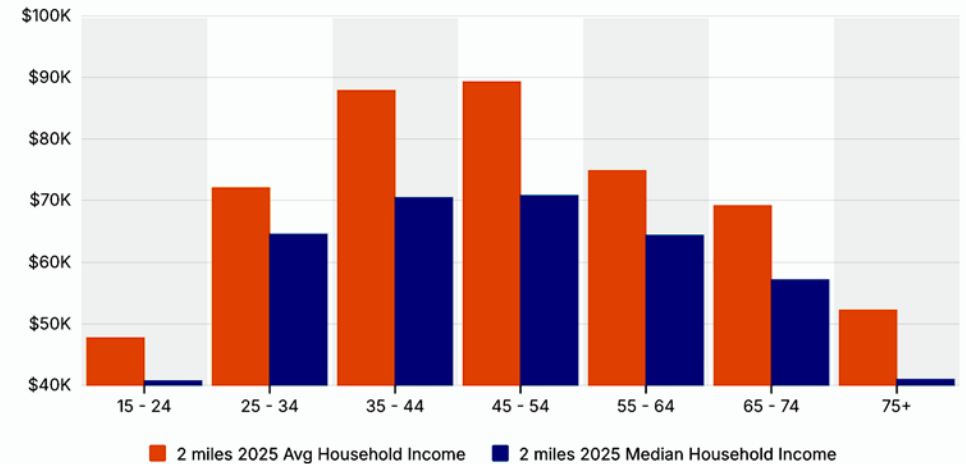


NEIGHBORHOOD DEMOGRAPHICS

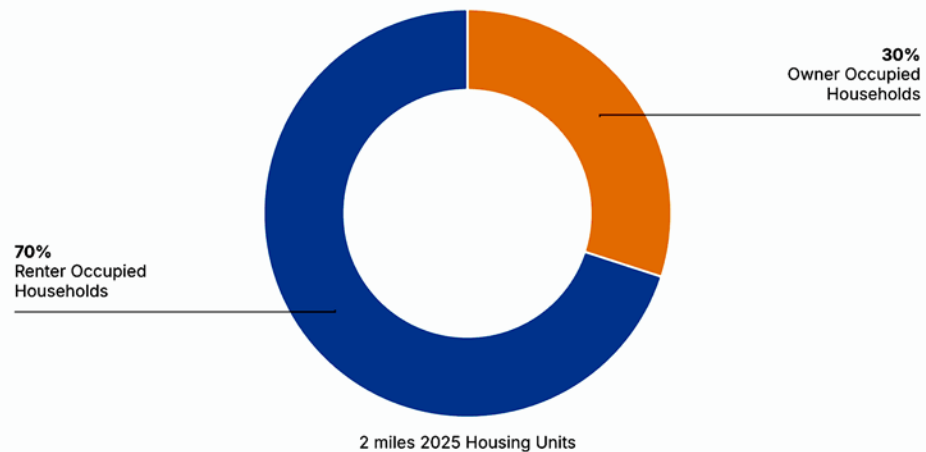
Households By Income



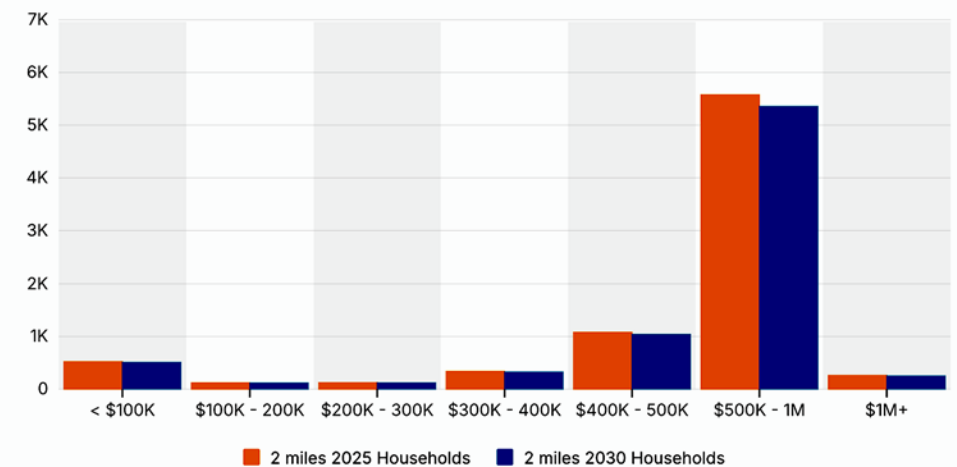
Household Income By Age



Housing Occupancy



Home Values





Exclusively Represented By



Bradley A Luster

213.276.2483

brad@majorproperties.com

CA DRE #00913803

Rene Mexia

213.446.2286

rene@majorproperties.com

CA DRE #01424387

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties. This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents. This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.