

GARDENA AREA WAREHOUSE PROPERTY (LOS ANGELES COUNTY) FOR SALE

\$1,850,000.00

~~\$1,950,000.00~~

**Price
Reduced!!!**

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



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

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

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. 135th 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: \$1,850,000.00 ~~\$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)
- *3 Phase/600 amps of 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

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

* Buyer to Verify

(818) 343-3000

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



FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

*** Buyer to Verify**

(818) 343-3000

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

CODE 1418 — CODE 1417

4-1-86 67114
671211205
651021
591028
700629404
700814501
701209056
710309
711111
730402429
760209811

