

Available SF 30,744 SF

Industrial For Sale

Building Size 30,744 SF



Address: 4800-4822 S. Main St., Los Angeles, CA 90037

Cross Streets: 48th / 49th St.

±30,744 SF of Bldgs On ±50,840 SF Land
Potential Future Development Site
C2-1VL Zoning / TOC Tier-2
In Place Income From Short Term Tenants
Possible For Owner/User to Occupy Part of the Property

Sale Price: \$5,700,000
Sale Price/SF: \$185.40
Available SF: 30,744 SF
Prop Lot Size: 1.17 Ac / 50,840 SF
Taxes: \$34,820
Yard: Yes
Zoning: C2-1VL

Sprinklered: No
Clear Height:
GL Doors/Dim: 7
DH Doors/Dim: 0
A: V: O: W:
Construction Type:
Const Status/Year Blt: Existing / 1974

Whse HVAC: No
Parking Spaces: 0 / Ratio: 0.00:1,000
Rail Service: No
Specific Use: Mixed Use

Office SF / #:
Restrooms:
Office HVAC:
Finished Ofc Mezz:
Include In Available:
Unfinished Mezz:
Include In Available:
Possession: Close of Escrow
Vacant: No
To Show: Call Broker
Market/Submarket: LA Central
APN#: 5109-003-037

Listing Company: Lee & Associates - Commerce

Agents: Armen Kazaryan 323.767.2041, Ron Young 323.767.2106

Listing #: AIR CRE Use Only

Listing Date: AIR CRE Use Only

FTCF: CB000N000S000 / A0AA

Notes: Additional Yr Blt: 1914, 1932, 1939, 1956, 1975. Bldg Sizes Per Assessor. APN#5109-003-037, 039, 053, 001, 004. **Parking:** TBD. Buyer should verify all above items: permitted office size, bldg/land size, age, clear, power, sprink calc, zone, permitted uses, parking, HVAC. **Construction Type:** Stucco/Frame/Metal. Clearance 8'-12'. Buyer should obtain business license and confirm zoning and use prior to waiver of contingencies.