



***Back on the Market—Price Reduced!***

**INDUSTRIAL FACILITY FOR SALE**

*Ideal For Manufacturing/Warehouse Use*

738 E 61ST STREET, LOS ANGELES, CA 90001



**Offering Memorandum**



- Manufacturing/Warehouse Facility
- Clear Span Bow Truss
- Dock High Loading
- 6 Car Parking
- Located Between Avalon Blvd and Central Ave

**Exclusively offered by**

**Anthony S Behar**

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**738 E 61ST STREET  
LOS ANGELES, CA 90001**

## Property Details

Building Area	7,500± Sq.Ft.
Land Area	8,650± Sq.Ft.
Stories	One
Construction	Masonry
Year Built	1924
Office Area	273± SF (2)
Restrooms	2
Dock High Loading	1 Exterior
Ceiling Height	12'
Power (Verify)	400-600A/120-240V/3-Ph 4-W 200A/120-240V/1-Ph 3-W
Sprinklered	No
Parking	6 Vehicles
Zoning	LA M2
APN	6007-009-010

## Property Highlights

- Clear span manufacturing/warehouse
- Ideal for owner/user
- Located in the Goodyear Tract
- Bow truss ceiling
- Newer roof
- Dock high loading
- Parking for 6± vehicles
- Located 2 blocks north of Gage Ave between Avalon Blvd and Central Ave
- One mile east of Harbor (110) Freeway
- Easy access to Huntington Park, Vernon and Downtown Los Angeles

**Sale Price: ~~\$1,556,000~~ \$1,456,000 (\$194.13 Per SF)**

# Exterior Photo



# Interior Photo



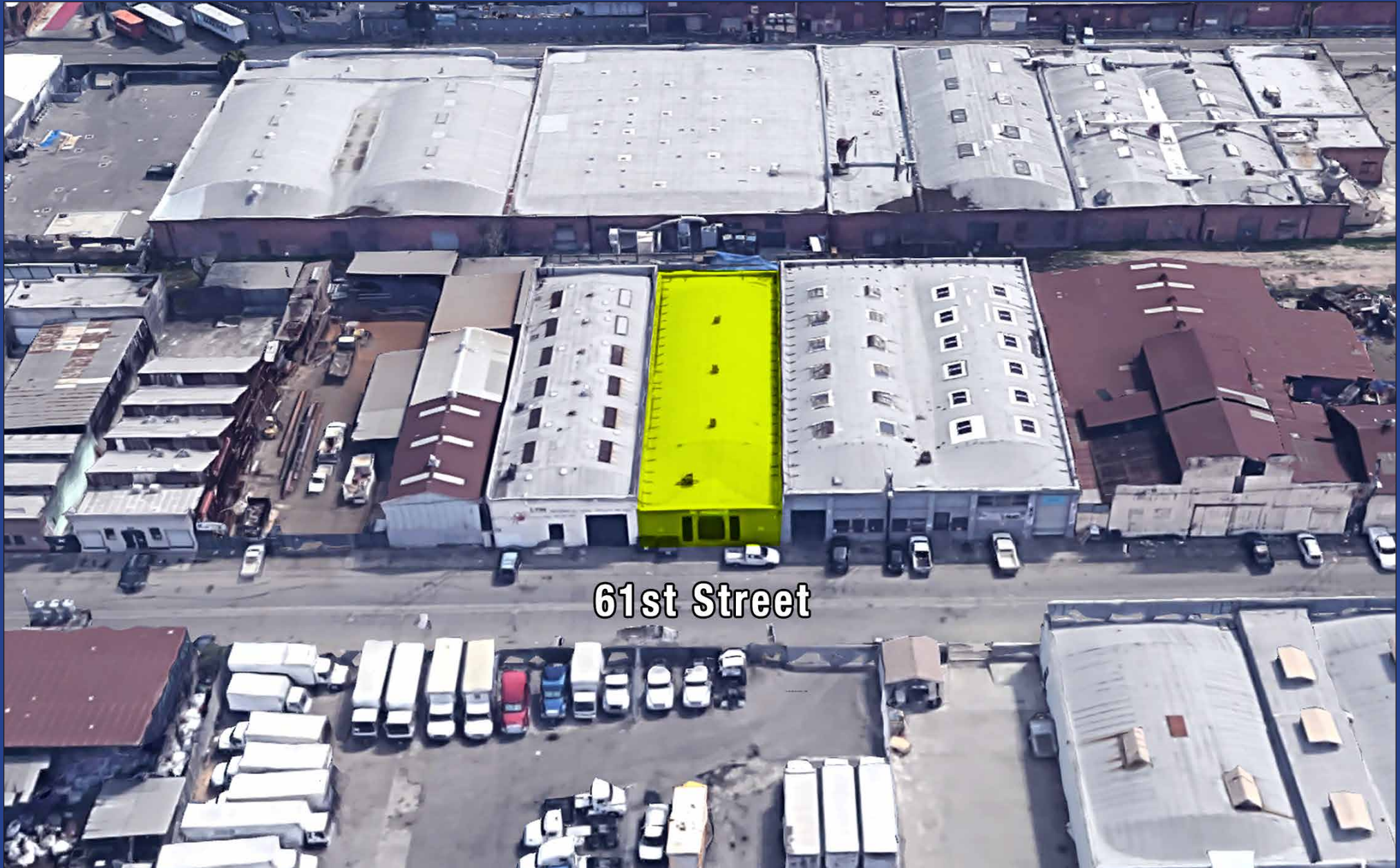


# Interior Photo



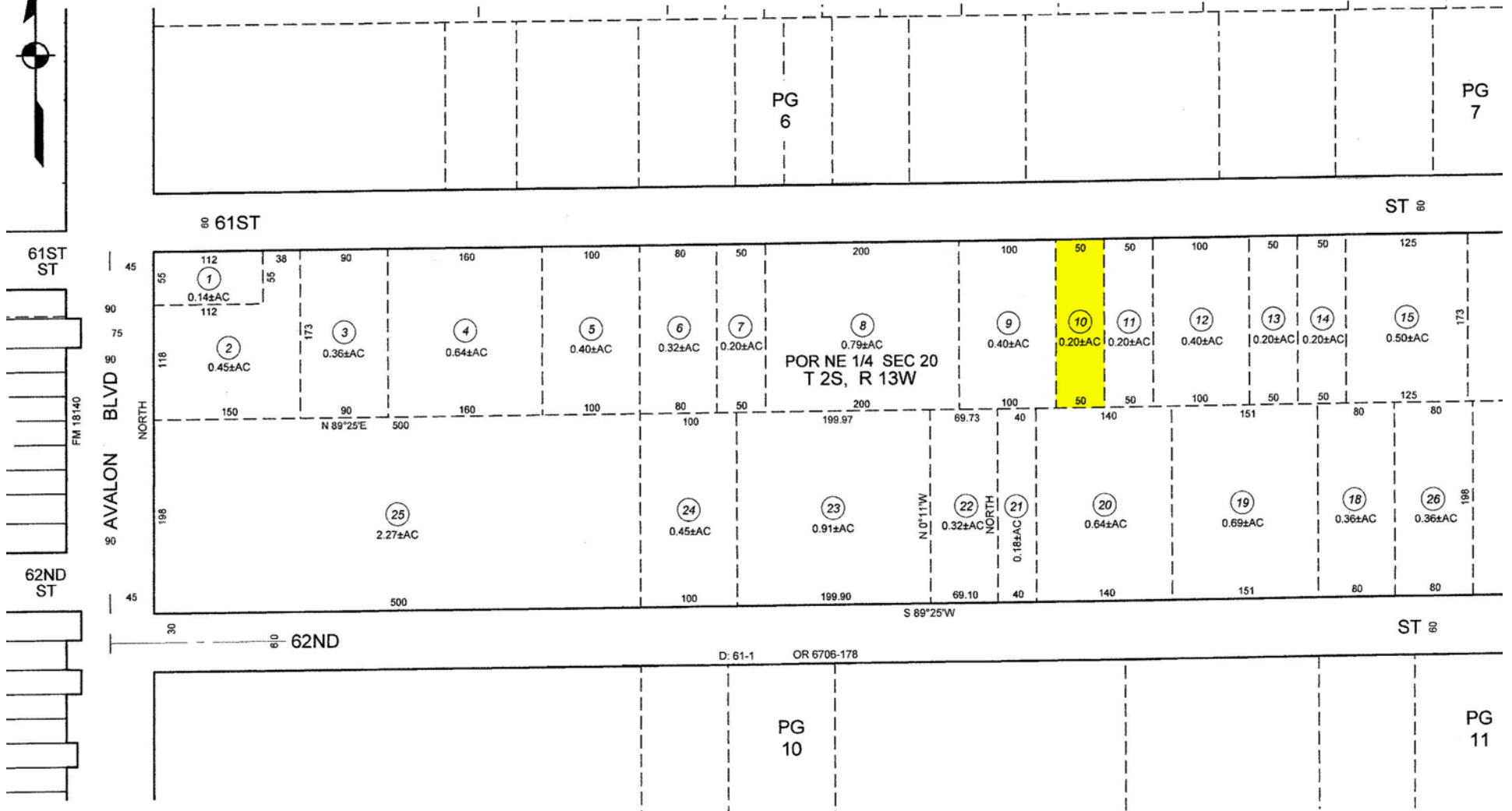


# Property Aerial



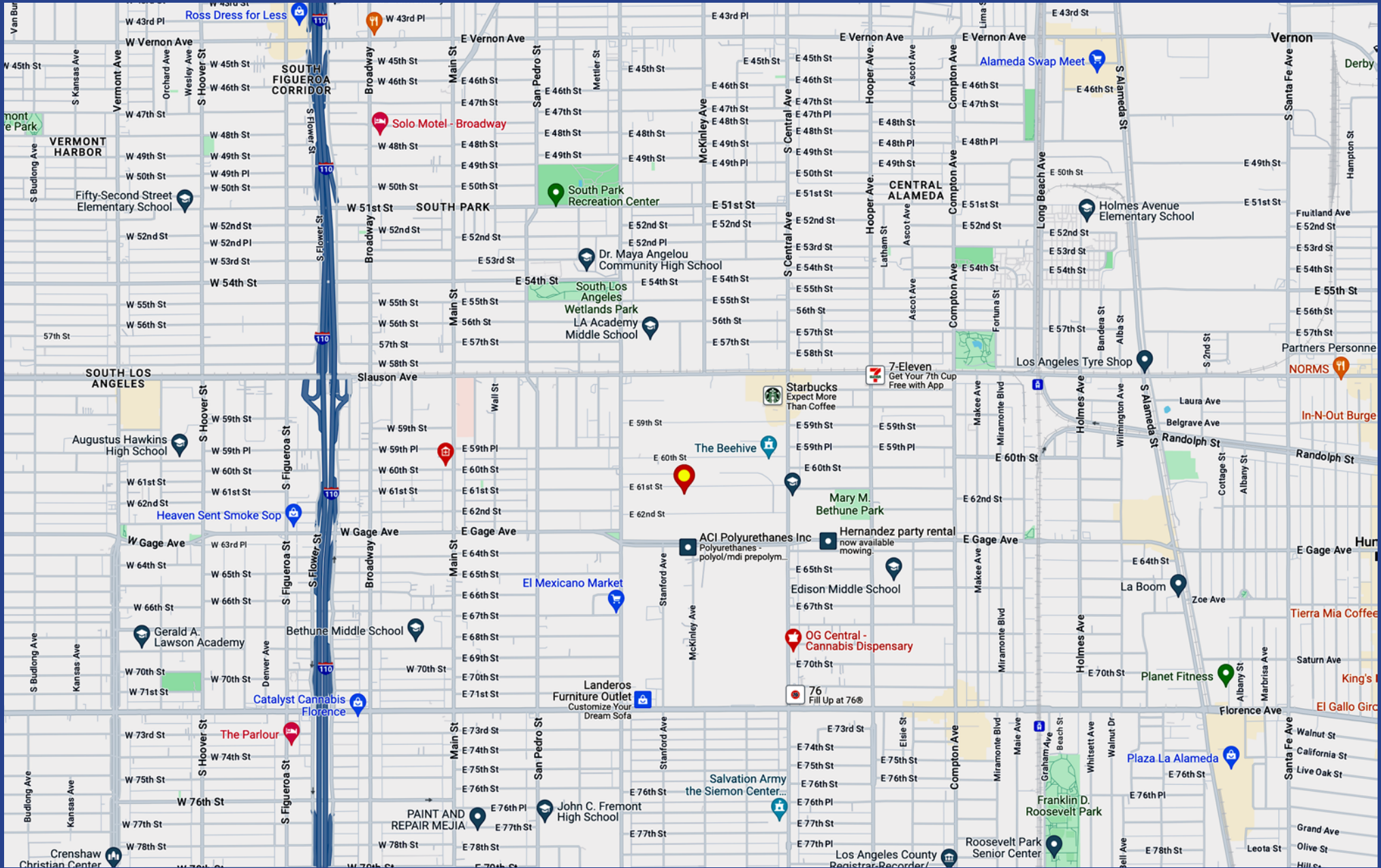
61st Street

# Plat Map





# Area Map



738 E 61st Street  
Los Angeles, CA 90001

7,500± SF Building  
8,650± SF of Land

Goodyear Tract  
Manufacturing/Warehouse

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