

INDUSTRIAL CONDO FOR SALE

Just East of USC & Exposition Park

BUILDING SQ.FT.: 3,477

LAND SQ.FT.: POL



3477 S MAIN STREET, LOS ANGELES CA 90007

- Industrial condo available for sale
- 3,477 SF includes common area (3,130 SF per Assessor)
- Secure high image building
- Part of larger industrial park property
- Perfect for any manufacturing/warehouse applications
- Beautiful office/showroom space
- 4 car parking included
- Easy access to all Downtown LA freeways
- Built in 1988
- Assessor's parcel number 5122-032-025
- Located just south of Jefferson Blvd and just east of USC campus and Coliseum/Exposition Park
- Asking price: ~~\$1,290,000~~ \$1,170,000 (\$336.50 per sq.ft.)
HOA fee = \$510.70 per month

PROPERTY DETAILS

Building Area	3,477± Sq.Ft.
Land Area	POL
Zone	LA MR1
Year Built	1988
Construction	Tilt-Up
Ceiling Height	14'
Office Area	900± SF
Restrooms	2
Parking	4
Dock High Loading Door (Interior)	1
Power	200 Amps/120-480 Volts/3 Phase
Sprinklered	Yes

For More Information, Please Contact:

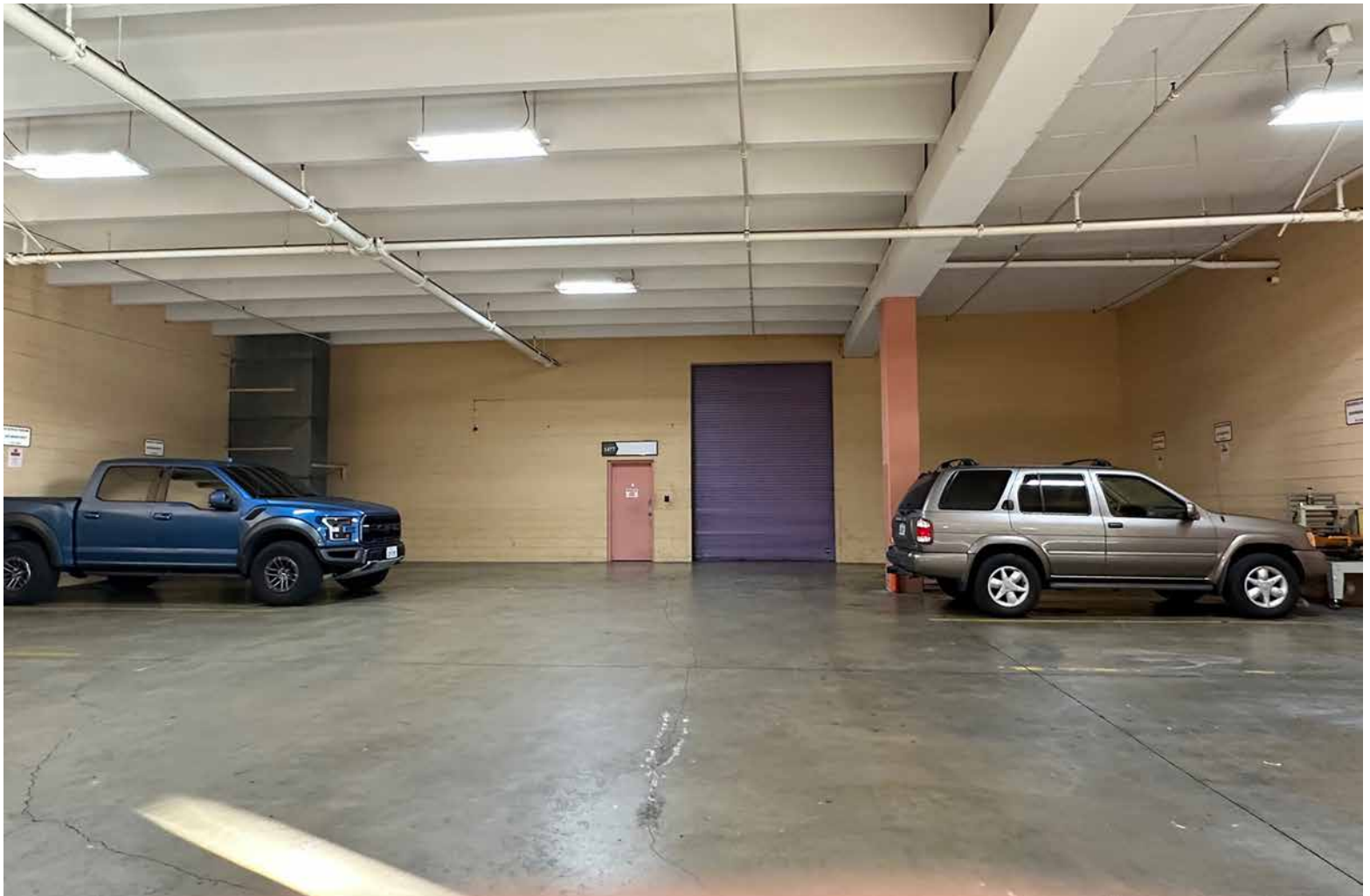
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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.



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