

Industrial For Sale - Active

Available SF: 23,500
Total Building SF: 23,500



Address: 3900-3912 S Broadway Pl, Los Angeles, CA 90037
Cross Streets: 39Th St/Broadway Pl

Divided Into 3 Units - 8,040 SF, 6,420 SF, 9,040 SF
26 Car Fenced Parking Of App. 9,500 SF
4 Blocks From 110 Freeway On/Off Ramps
400 Amps Of Power

Price/SF: \$106.38	Sale Price: \$2,500,000	Taxes: \$1.32/sf
Available SF: 23,500	Office SF / #: 3,497 / TBD	Parking: Ratio: 1.1:1 / Spaces: 26
Const Status/Yr Blt: Existing/1924	Construction Type: Masonry	Thomas Guide: 674-C2
Region: LA Central	Specific Use: Light Industrial	APN #: 5122-043-020
Zoning: M1	Lot Size: 33,106 SF / 0.76 AC	Clear Height: 12
Ground Level Drs: 5 /	Dock High: 0	Amps: 400
Sprinklered: Yes	Yard: Yes - Fenced	Volts: 240
Finished Ofc Mezz: No	Unfinished Mezz: No	Phase: 3 Wire: 4
Include In Avail: No	Include In Avail: No	Office Air: Office Heat:
Rail Service: No	Heat/Cool:	To Show: Call Agent
Listing Company: Magic Properties, Inc.-Los Angeles (213) 748-8777		
Agents: Daniel Park (213) 748-8777		
Property ID/Listing #: 713663/247135	Listing Date: 04/11/2008	FTCF: CB000N000S250/AOAA

Notes: Call Broker - Occupied. Sale Terms: All Cash To Seller T Closing Of Escrow. All measurements are approximate. Buyer to verify all information. Broker does not warrant accuracy. Call broker for rent-roll.

Prepared By:
Magic Properties, In - Los Angeles
Daniel Park (213) 748-8777

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.



