



3612

W WASHINGTON BLVD., LOS ANGELES, CA 90018

INDUSTRIAL | ARTIST SPACE | POTENTIAL RETAIL

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PROPERTY DETAILS

PREMISES: Building - Total: \pm 5,220 SF (Buyer to Verify)
Main Building: \pm 3,820 SF (Buyer to Verify)
Rear Building: \pm 1,400 SF (Buyer to Verify)
Land - \pm 7,499 SF

SALE PRICE: \$1,850,000 | \$352/SF

OCCUPANCY: Close of Escrow

YEAR BUILT: 1936

PARKING: 5 - 6 Cars

ZONING: LACM

FEATURES:

- High Ceilings
- Great Garden Area
- Five (5) Separate Units
- Off Street Parking
- Fully Air Conditioned
- All Tenants on a Mo - Mo



A DIVISION OF



LEE &
ASSOCIATES



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INTERIOR PHOTOS

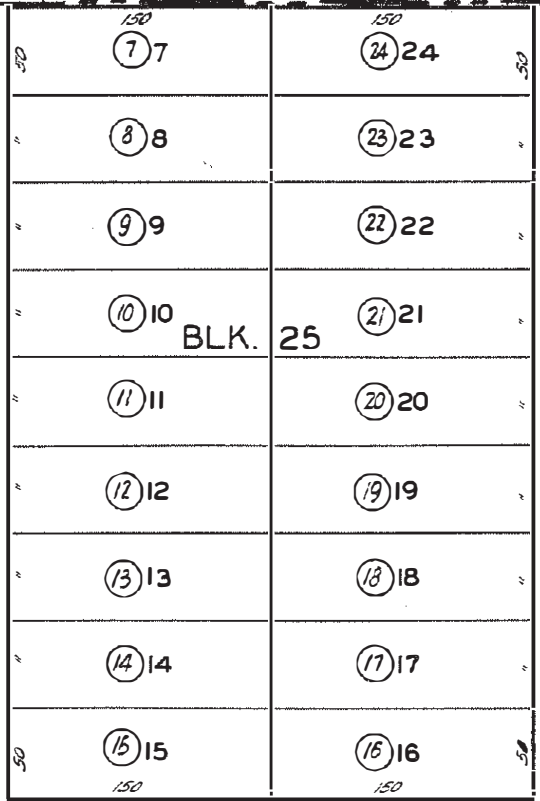
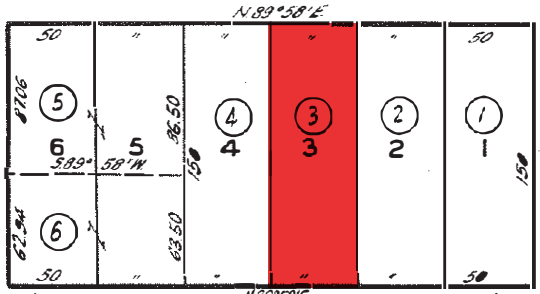


3612
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EXTERIOR PHOTOS



F. M. 17618
WASHINGTON BLVD.



AVE. 60

AVE. 60

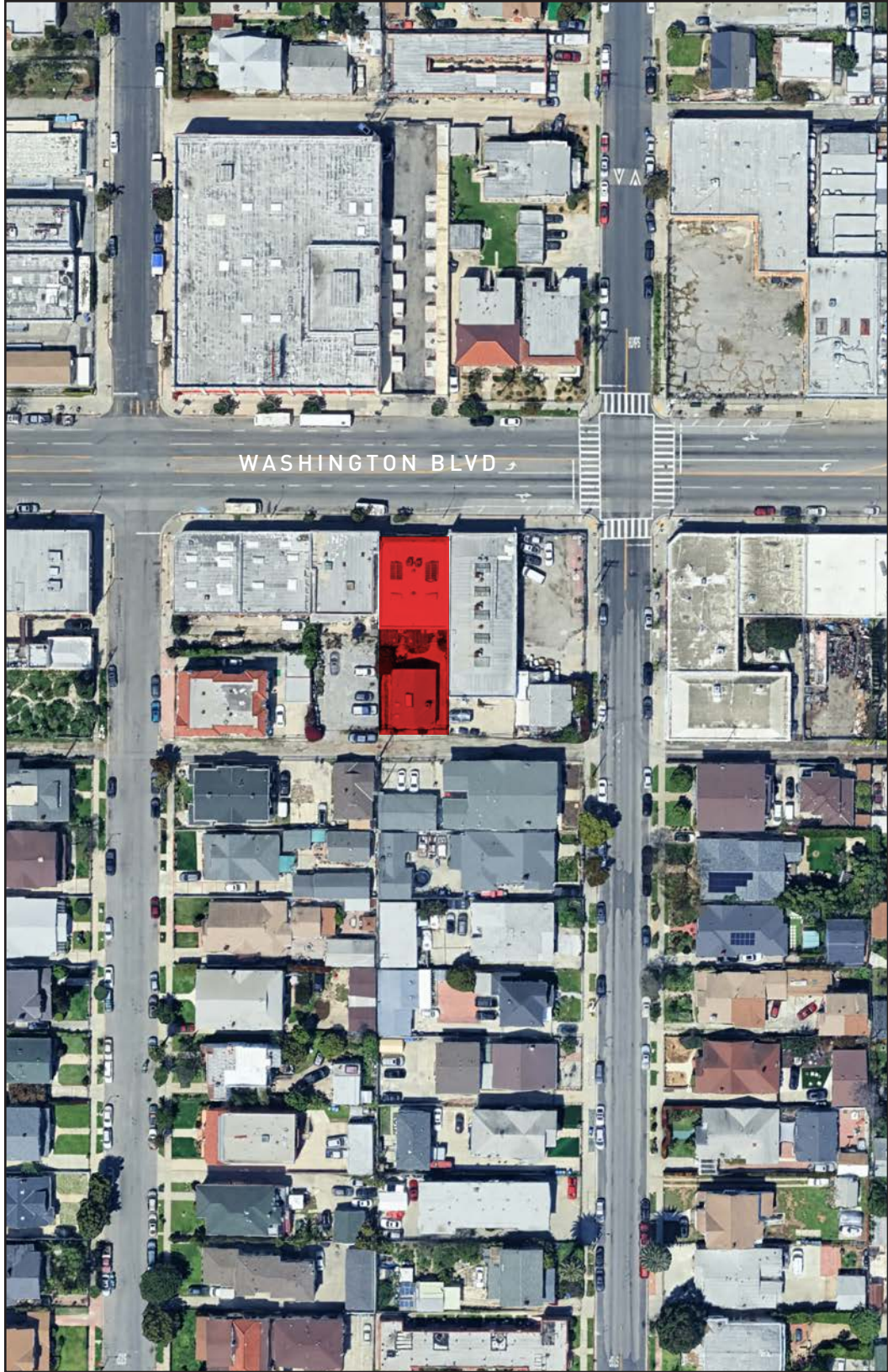
7 TH 60

6 TH 60

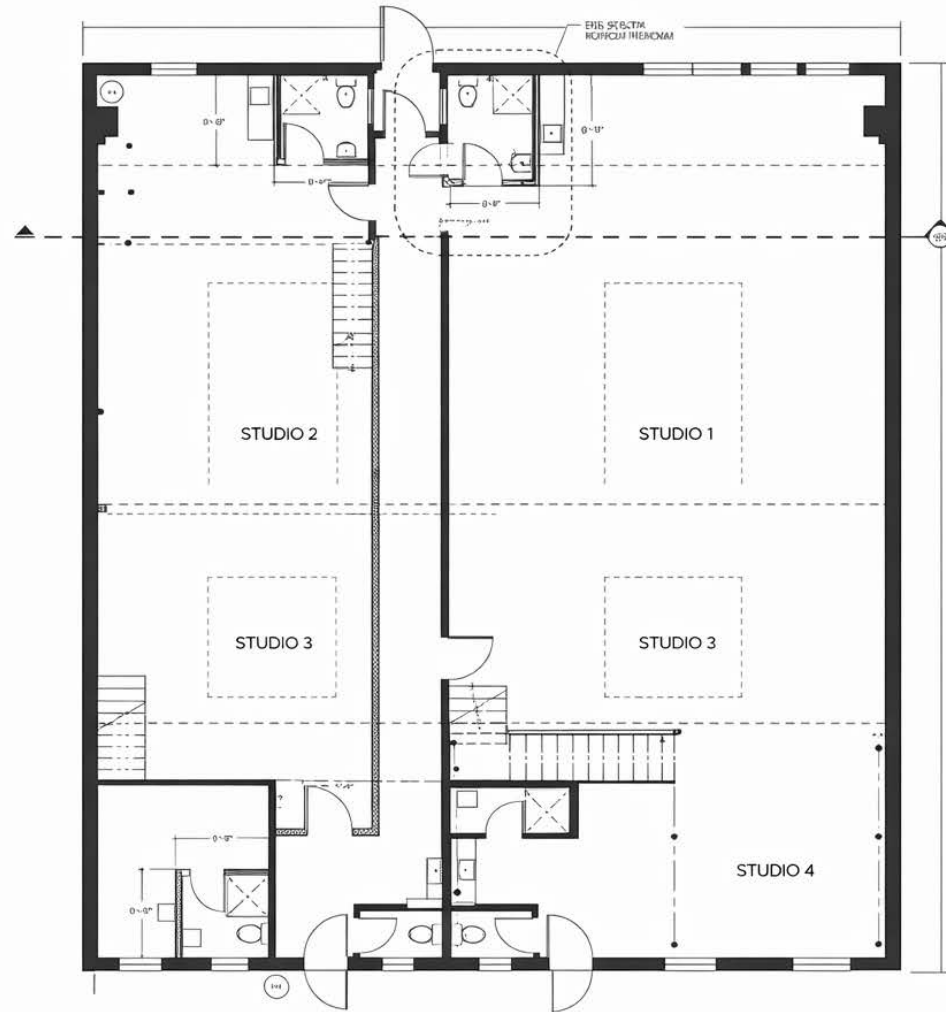
21ST 60

ST. 60

67 401



MAIN BUILDING FLOOR PLAN



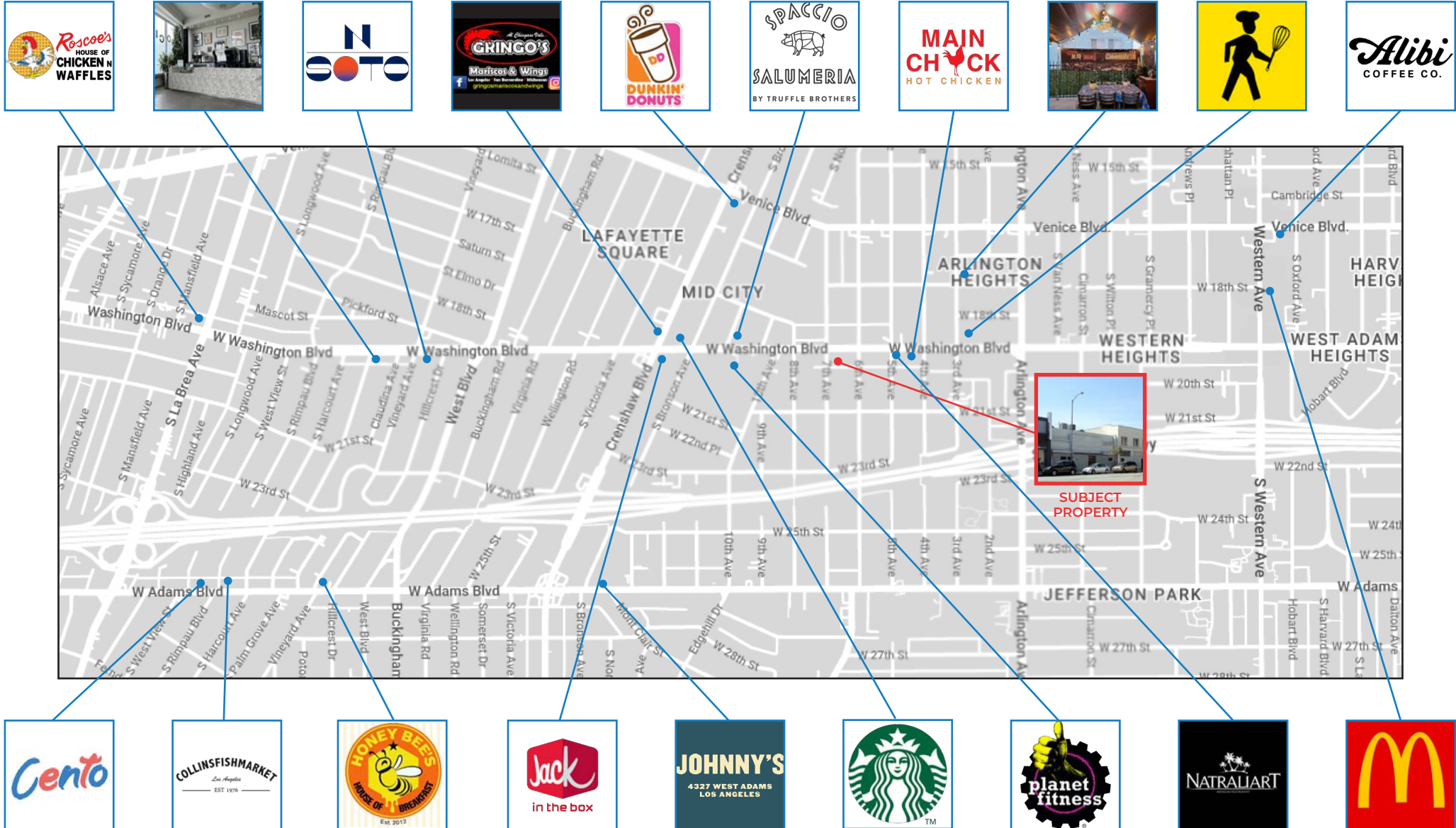
NEW FLOOR PLAN

- LEGEND
- EXISTING PERMITTED BUILDING
 - - - SELF, LEGEND FOR EXISTING
 - ▨ NON-PERMITTED IMPROVEMENTS

3612

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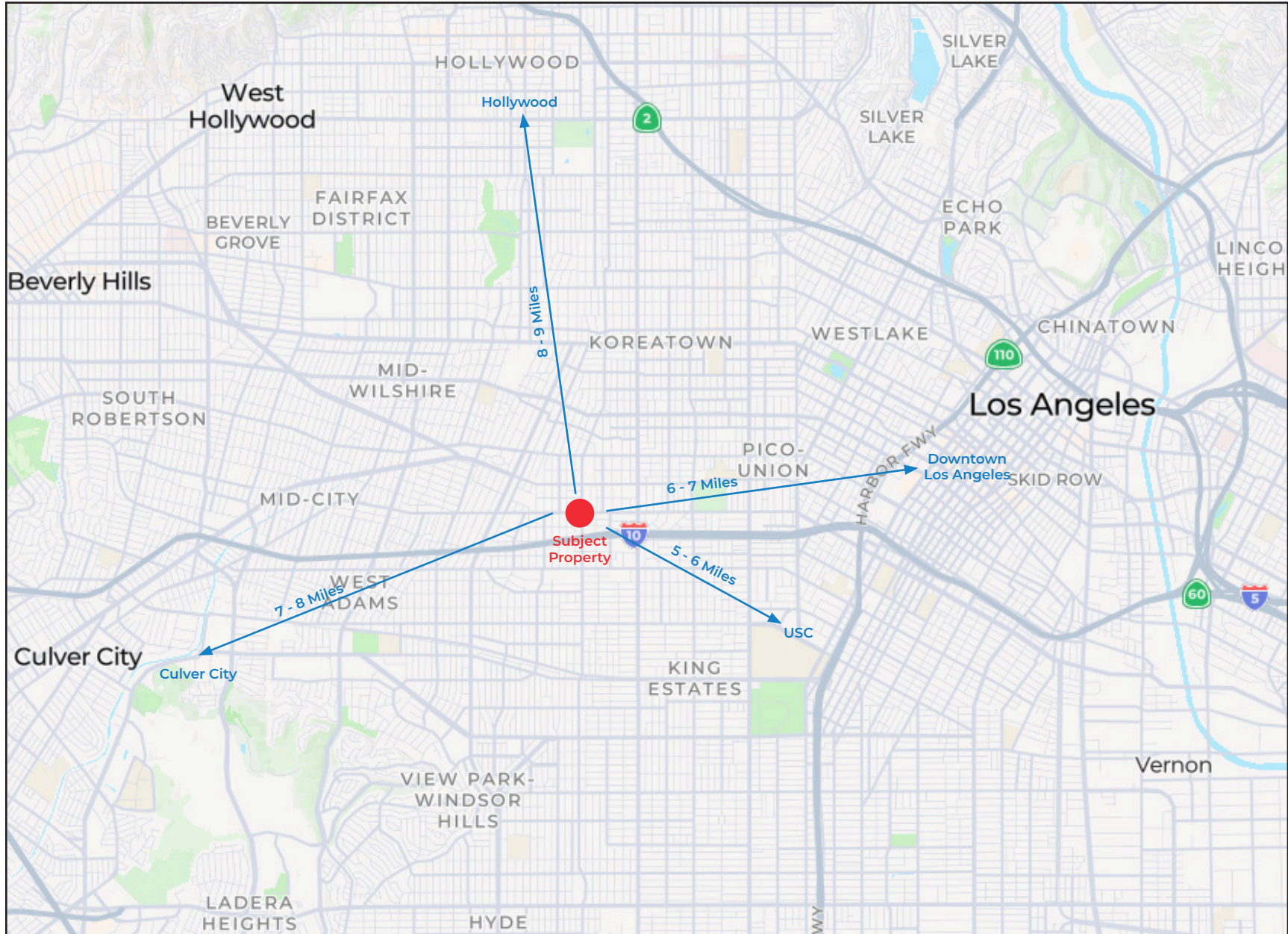
NEARBY AMENITIES



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LOCATION MAP







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