



651
Anderson Street

SMALL INDUSTRIAL LIVE WORK/ARTIST PROPERTY BEING OFFERED FOR SALE OR LEASE IN PRIME LOS ANGELES

TOBIN M. MCANDREWS
Senior Vice President
mcandrews@westmac.com
310.966.4386
DRE #01416801

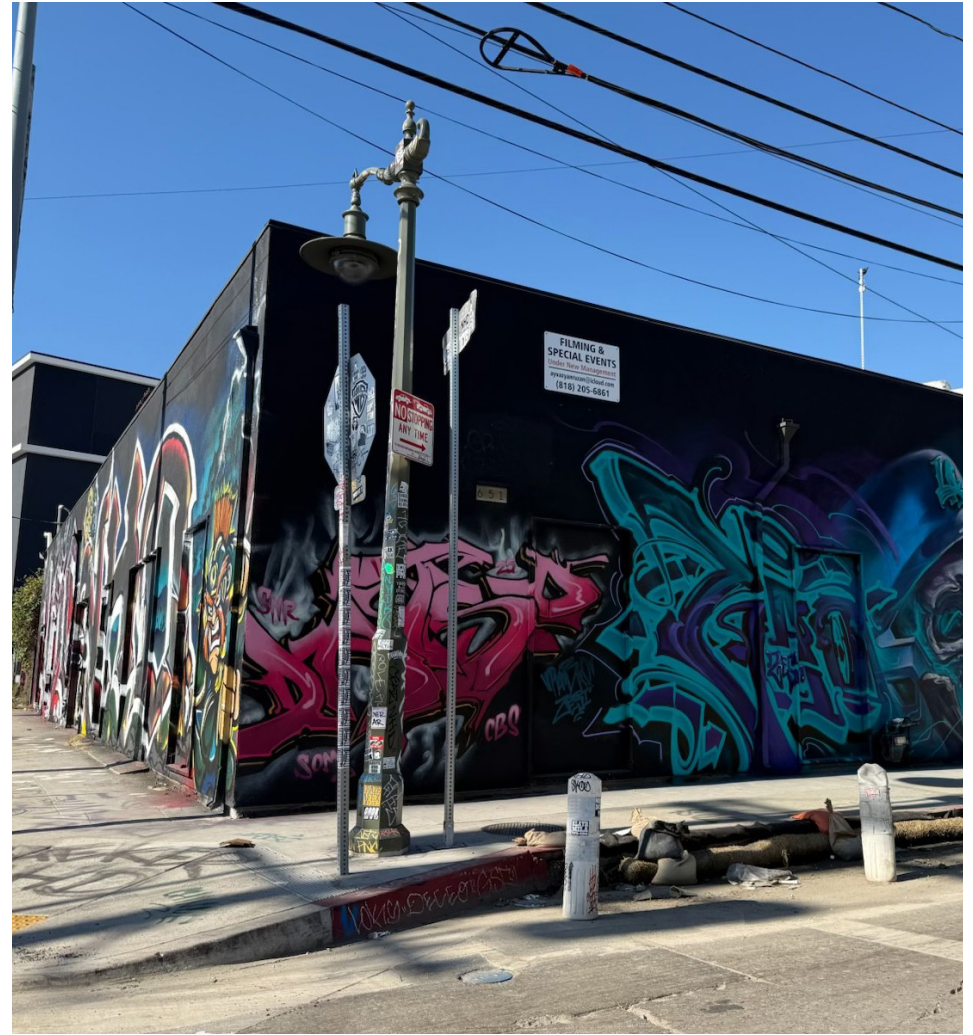
WESTMAC
Commercial Brokerage Company

SOLID SMALL INDUSTRIAL LIVE WORK/ARTIST/RETAIL PROPERTY BEING OFFERED FOR SALE OR LEASE

WESTMAC Commercial Brokerage Company is pleased to present the rare opportunity to acquire 651 Anderson Street. This future value-add investment is comprised of buildings totaling approximately $\pm 1,984$ square feet building on approximately $\pm 2,178$ square feet of land. Situated just west of the 10 freeway, it's one to keep long term.

Built in 1926, this building is structurally solid, offering quiet visibility on a up and coming street and prime location. There is plentiful free street parking surrounding the site.

Located South of the 6th Street Bridge, this building is a gem.



PROPERTY INFORMATION

ADDRESS

651 Anderson Street,
Los Angeles, CA 90023

BUILDING SIZE

One Buildings Totaling Approx 1,984 square feet

LAND SIZE

Approximately 2,111 square feet

YEAR BUILT

1926 / 1980

NUMBER OF STORIES

One [1]

ZONING

M2-1-KIO-CU64

ACCESS

Multiple sets of double doors

PROPERTY TYPE

Industrial

BUILDING FEATURES

Perfect Retail, industrial/cafe use

OCCUPANCY

Vacant

SALES PRICE

\$1,089,000

LEASE RATE

\$5,000/ Month / MG

AERIAL



Hollenbeck Park

The Ribbon Of Light
6th Street Bridge

651
ANDERSON

101

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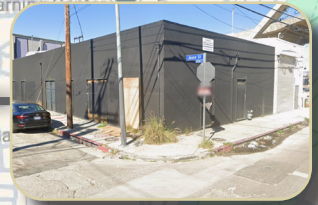
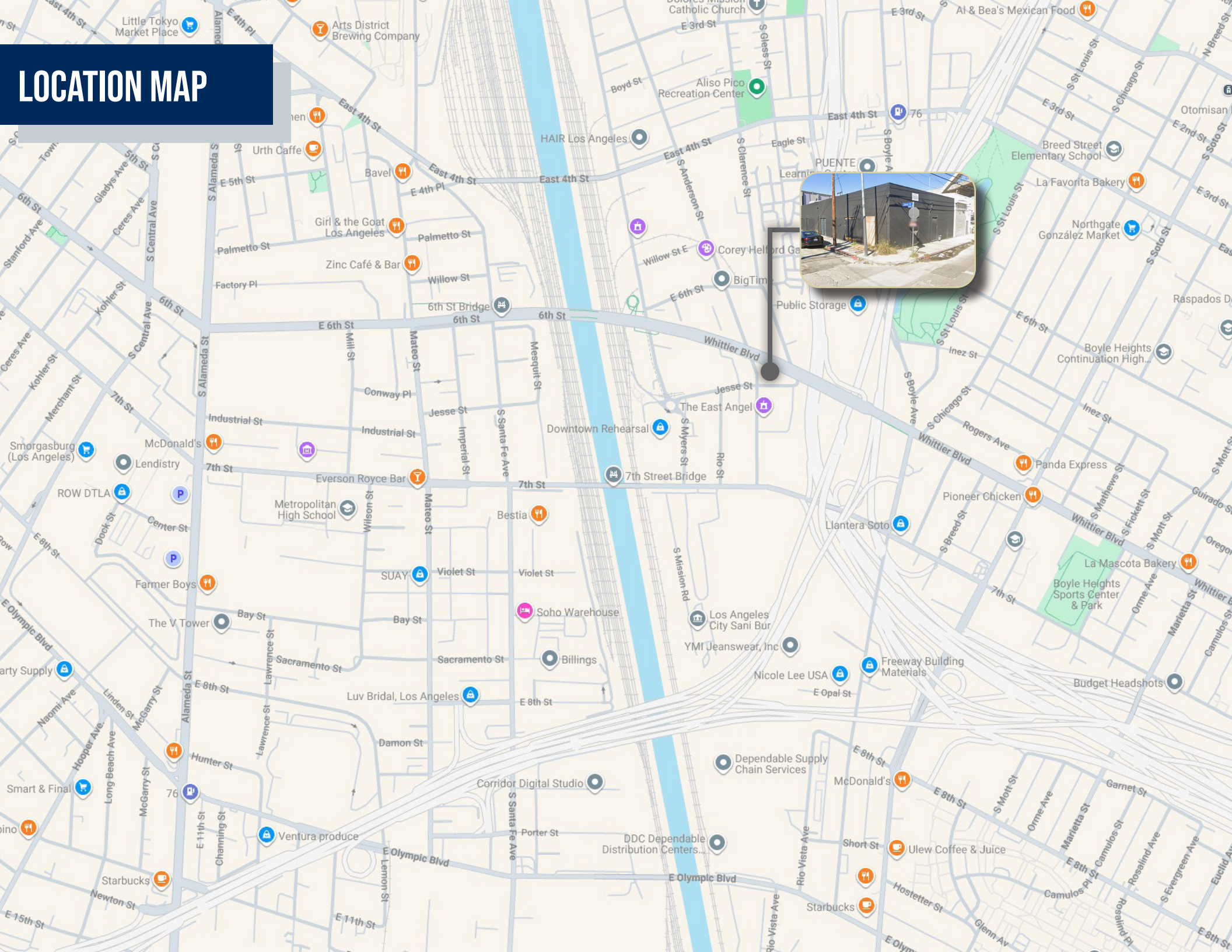
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LOCATION MAP





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