

FOR SALE 3,880 SF WAREHOUSE ON 28,253 SF SITE

**1523-1531 W. 23RD STREET
LOS ANGELES, CA 90007**

USER OR 116 UNIT AFFORDABLE SITE

PROPERTY HIGHLIGHTS

- Approximately 28,253 SF Lot
- TOC for 116 Unit Development Site
- 3,880 SF Warehouse Ideal for User
- 60+ car parking and Loading
- Located off the 10 Freeway and Vermont Avenue



PROPERTY INFORMATION

Asking Price: \$5,500,000

Total Land Size: 28,253 SF

INDIVIDUAL BUILDINGS

Type	Yr. Built	APN	Size
Warehouse	1947	5054-024-001 & 005	1,200 SF
Warehouse	1942	5054-024-002	1,840 SF
Warehouse	1960	5054-024-003	840 SF

Total Building SF: 3,880 SF in 3 Buildings

Parking: 60+ parking stalls

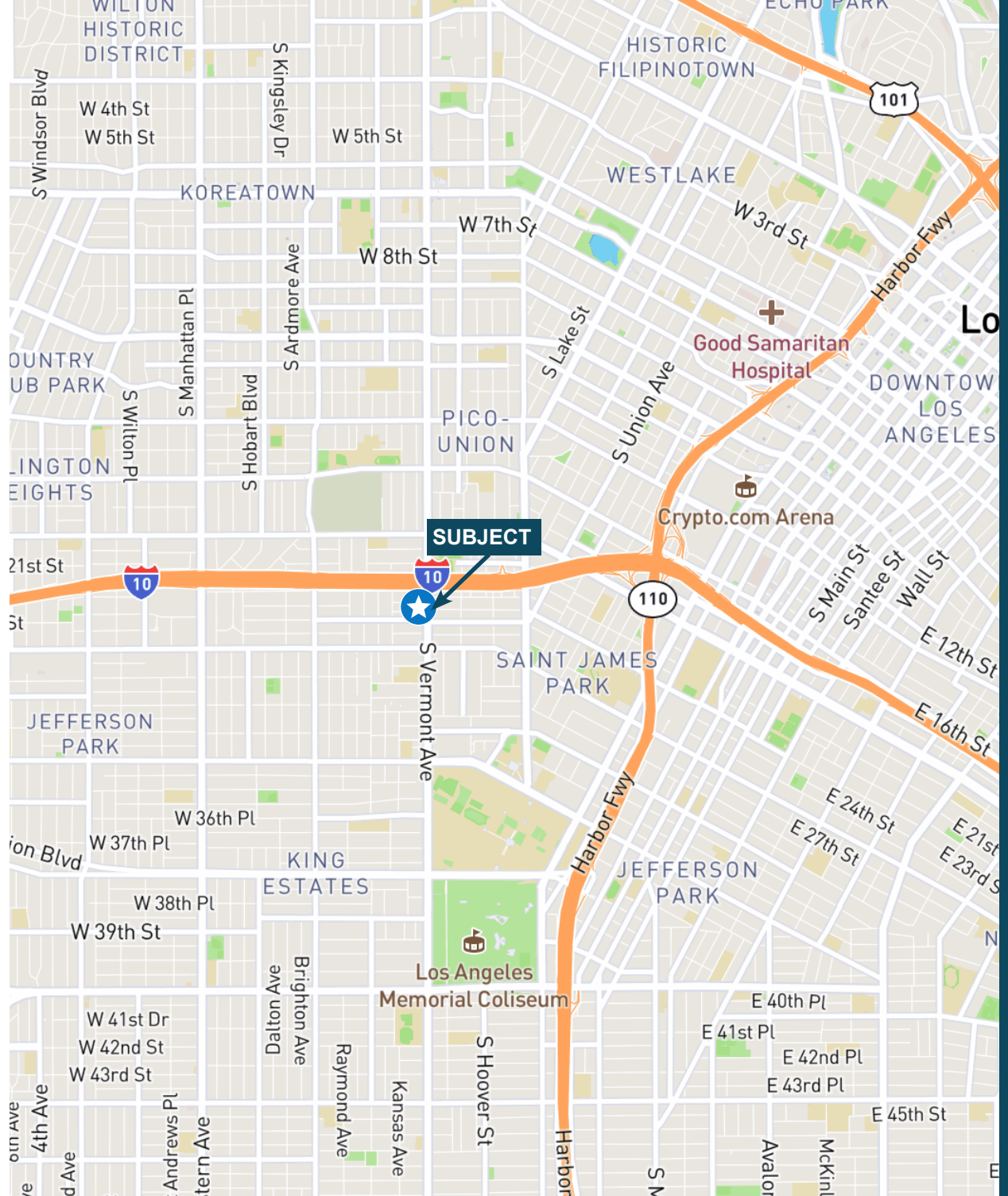
FAR: 0.31

Zoning: C-2-1 VL - HPOZ - CP10;
allows for R4 Density

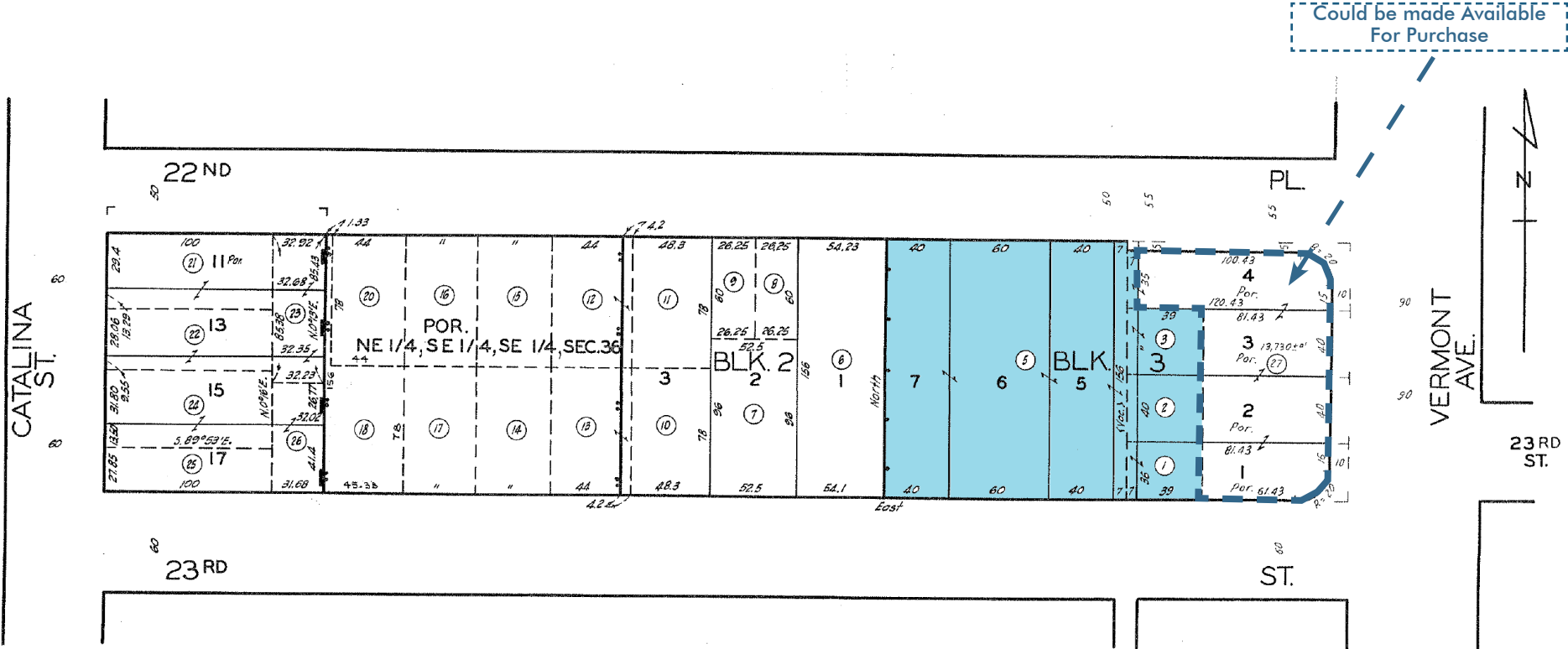
Council District: CD 8 - Harris - Dawson

TOC: 72 Units "by right"
60% Density Bonus
Total of 116 Units

Density Bonus: 58 Market Rate
40 Moderate
Total 98 Units



PLOT MAP



ZONING MAP



PLANNING AND ZONING	
ZONING	C2-1VL-HPOZ-CPIO
ZONING INFORMATION (ZI)	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ZONING INFORMATION (ZI)	ZI-2440 Historic Preservation Overlay Zone: Adams-Normandie
SPECIFIC PLAN AREA	South Los Angeles Alcohol Sales
HISTORIC PRESERVATION REVIEW	Yes

ADDRESS/LEGAL	
SITE ADDRESS	1518 W. 22nd Pl. 1517 W. 23rd St. Los Angeles, CA 90007
PIN NUMBER	123B197 307
THOMAS BROTHERS GRID	Page 634 - GRID A6
APN NO.	5054024005, 003, 002, 001
TRACT	Second Subdivision of The WIDD Tract
BLOCK	None
ARB (LOT CUT REFERENCE)	None

JURISDICTIONAL	
COMMUNITY PLAN AREA	South Los Angeles
AREA PLANNING COMMISSION	South Los Angeles
NEIGHBORHOOD COUNCIL	Empowerment Congress North Area
COUNCIL DISTRICT	CD 8 - Marqueece Harris-Dawson
CENSUS TRACT #	2216.01
LADBS DISTRICT OFFICE	Los Angeles Metro
MAP REFERENCE	M R 66-99



CONTACT US

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