

# FOR SALE OR LEASE

# 770

E. 17TH STREET  
LOS ANGELES

Eugene Kim  
Principal  
818.449.4919  
ekim@lee-re.com  
DRE# 01521416

Patrick Reddy  
Principal  
818.986.9800  
preddy@lee-re.com  
DRE# 01901872



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



# 770

E. 17TH STREET  
LOS ANGELES

## OFFERING

Sale Price: \$1,150,000

Lease Rate: \$1.30 PSF, IG

### PROPERTY PROFILE

- Building Area: 3,283 SF
- Land: 4,162 SF
- Zoning: M2
- Year Built: 1990
- Power: 200 amps 120/240 volts  
3 phase 4 wire (Buyer/Lessee to verify)

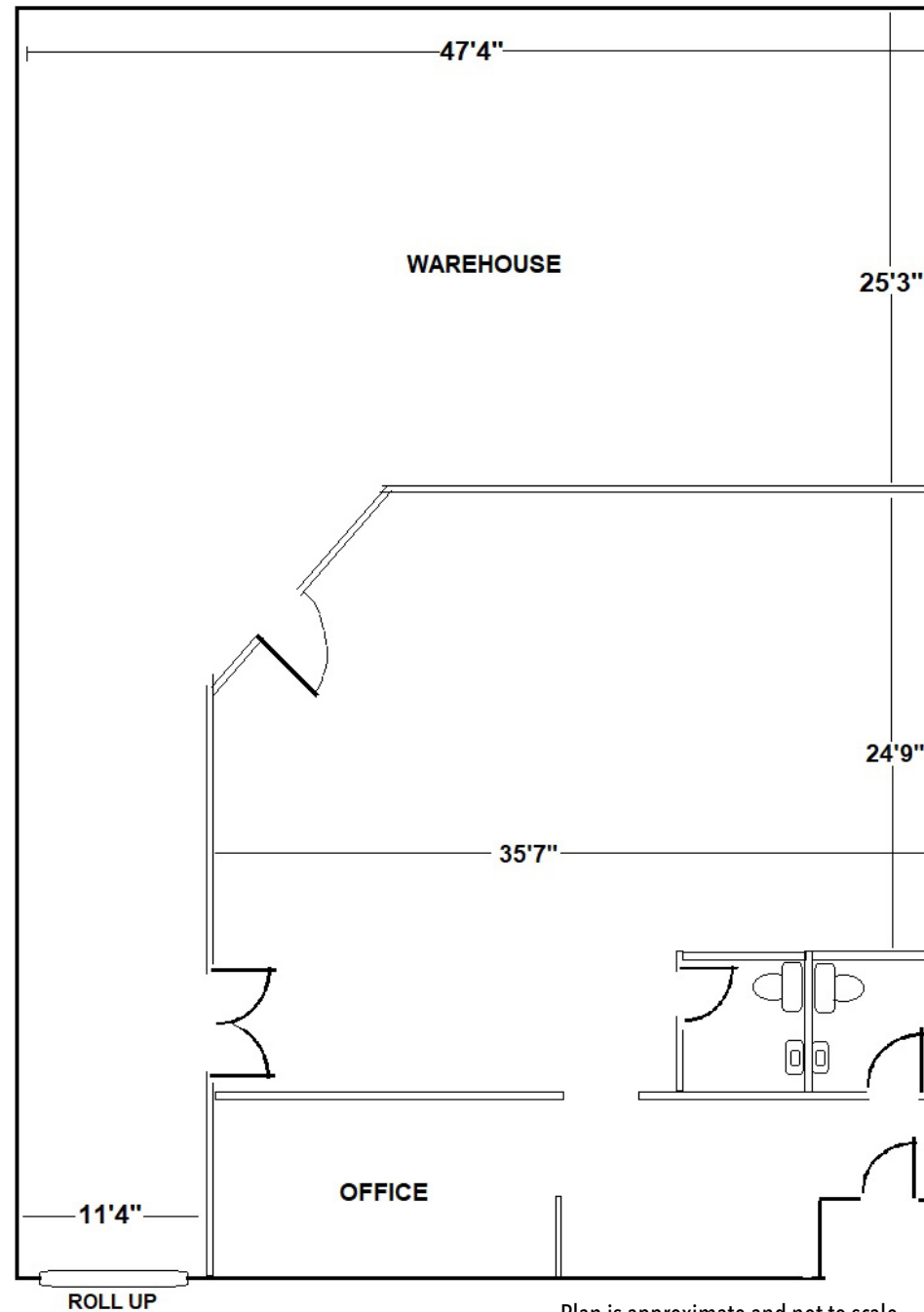
### PROPERTY PROFILE

- 15'2" Clearance
- 12'H x 10' Roll Up Gate
- Approx. 350 SF Office
- Opportunity Zone
- Fenced and Secured
- 2 car parking with ample street parking
- Quick Access to 10 Freeway



# 770

E. 17TH STREET  
LOS ANGELES



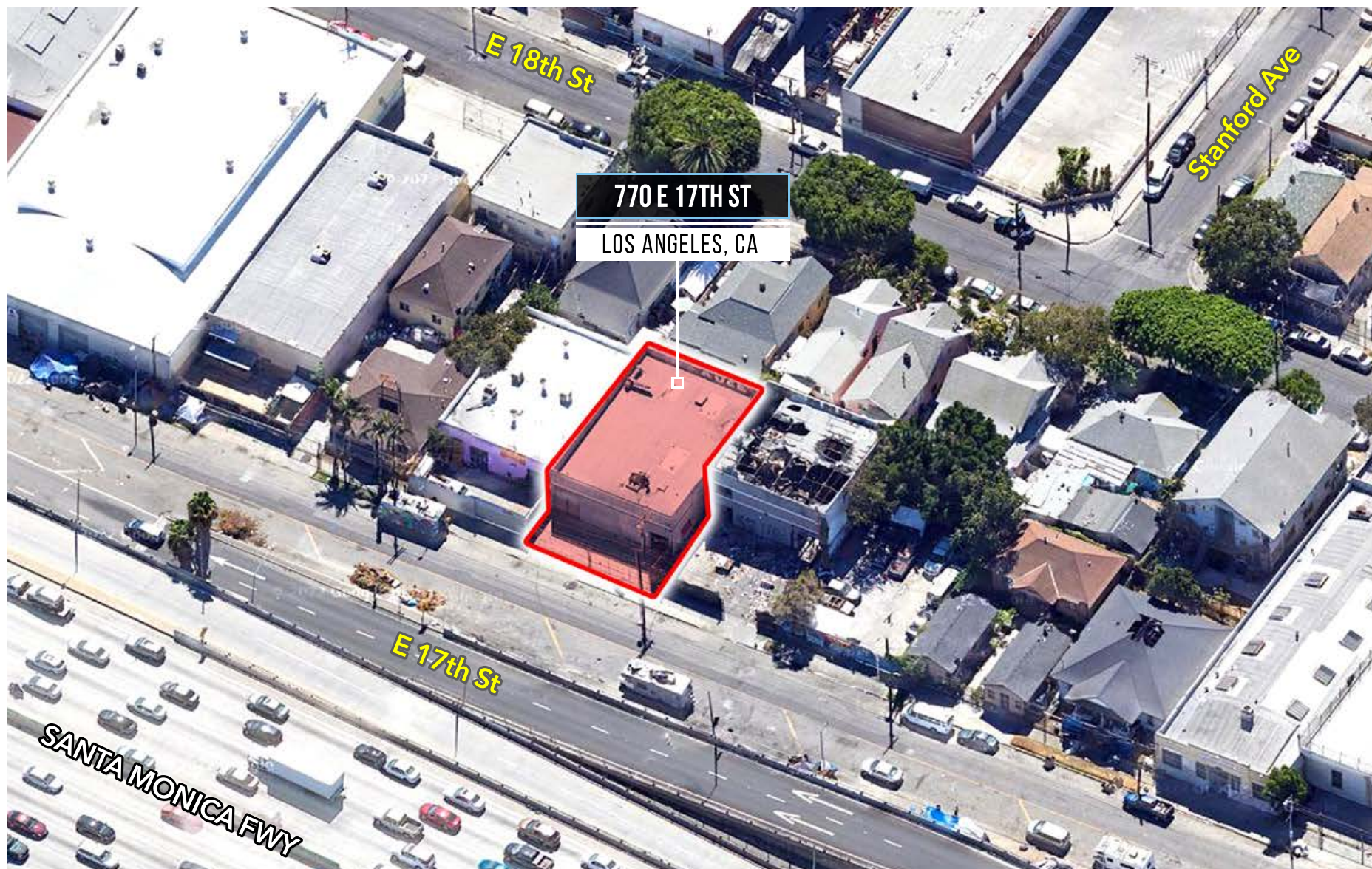
Plan is approximate and not to scale

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# 770

E. 17TH STREET  
LOS ANGELES



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# 770

E. 17TH STREET  
LOS ANGELES

