

Available SF 9,275 SF

Industrial For Sale

Building Size 9,275 SF



**Address:** 2300 S Broadway, Los Angeles, CA 90007

**Cross Streets:** S Broadway/23rd St

Big Development Potential! Close to Many Huge Projects  
 \$420,000 Renovation Completed in 2020  
 Free 1K SF Mezz. Space, 1 Blk From LATT Expansion Project  
 2 Blks From 916 Unit "The Lorenzo" Apartment Near USC & FIDM  
 800 Amps of Power - 16 Parking Spaces  
 Submit All Offers!

**Sale Price:** \$3,300,000.00  
**Sale Price/SF:** \$355.80  
**Available SF:** 9,275 SF  
**Prop Lot Size:** 0.30 Ac / 13,196 SF  
**Taxes:** \$18,635 / 2020  
**Yard:** Yes  
**Zoning:** M1-2

**Sprinklered:** Yes  
**Clear Height:** 12' - 18'  
**GL Doors/Dim:** 2  
**DH Doors/Dim:** 0  
**A: 800 V: 270 O: 3 W: 4**  
**Construction Type:** Masonry  
**Const Status/Year Blt:** Existing / 1956R20

**Whse HVAC:** No  
**Parking Spaces:** 16 / **Ratio:** 1.7:1  
**Rail Service:** No  
**Specific Use:** Mixed Use

**Office SF / #:** 1,700 SF / 7  
**Restrooms:** 5  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 1,000 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** CBD  
**APN#:** 5126-034-017,5126-034-01

**Listing Company:** Magic Properties, Inc.  
**Agents:** [Bryant T. Chung 213-503-8007](mailto:bryantchung@sbcglobal.net)  
**Listing #:** 42190404  
**Notes:**

**Listing Date:** 03/21/2025

**FTCF:** CB000N000S200