

FOR SALE

1626 E 23RD ST, LOS ANGELES, CA 90011

±6,609 SF M1 ZONED PARCEL WITH A HOUSE

For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Executive Summary

Park Industrial Realty is pleased to present **1626 E 23rd St, Los Angeles, CA 90011**, a **6,609-square-foot M1-1 zoned land parcel** located just south of Downtown Los Angeles. The property represents a rare small-lot industrial land opportunity suitable for an owner-user, developer, or investor seeking a centrally located site with convenient access to Downtown LA and surrounding industrial markets.

The site is currently improved with a **1,260-square-foot residential house** generating **\$2,900 per month** on a month-to-month tenancy, providing interim rental income while a buyer evaluates future use or redevelopment options.

Offered at **\$750,000, or approximately \$113.48 per land square foot**, the property provides an opportunity to acquire industrial-zoned land with existing income in a central Los Angeles location.

Property Details

Address:	1626 E 23 rd St, Los Angeles, CA 90011
Building SF:	1,260 SF residential house
Land SF:	6,609 SF
Year Built:	1903
Zoning:	M1-1
APN:	5118-020-001
Monthly Rent:	\$2,900 with month to month tenancy
Sale Price:	\$750,000 (\$113.48/SF)

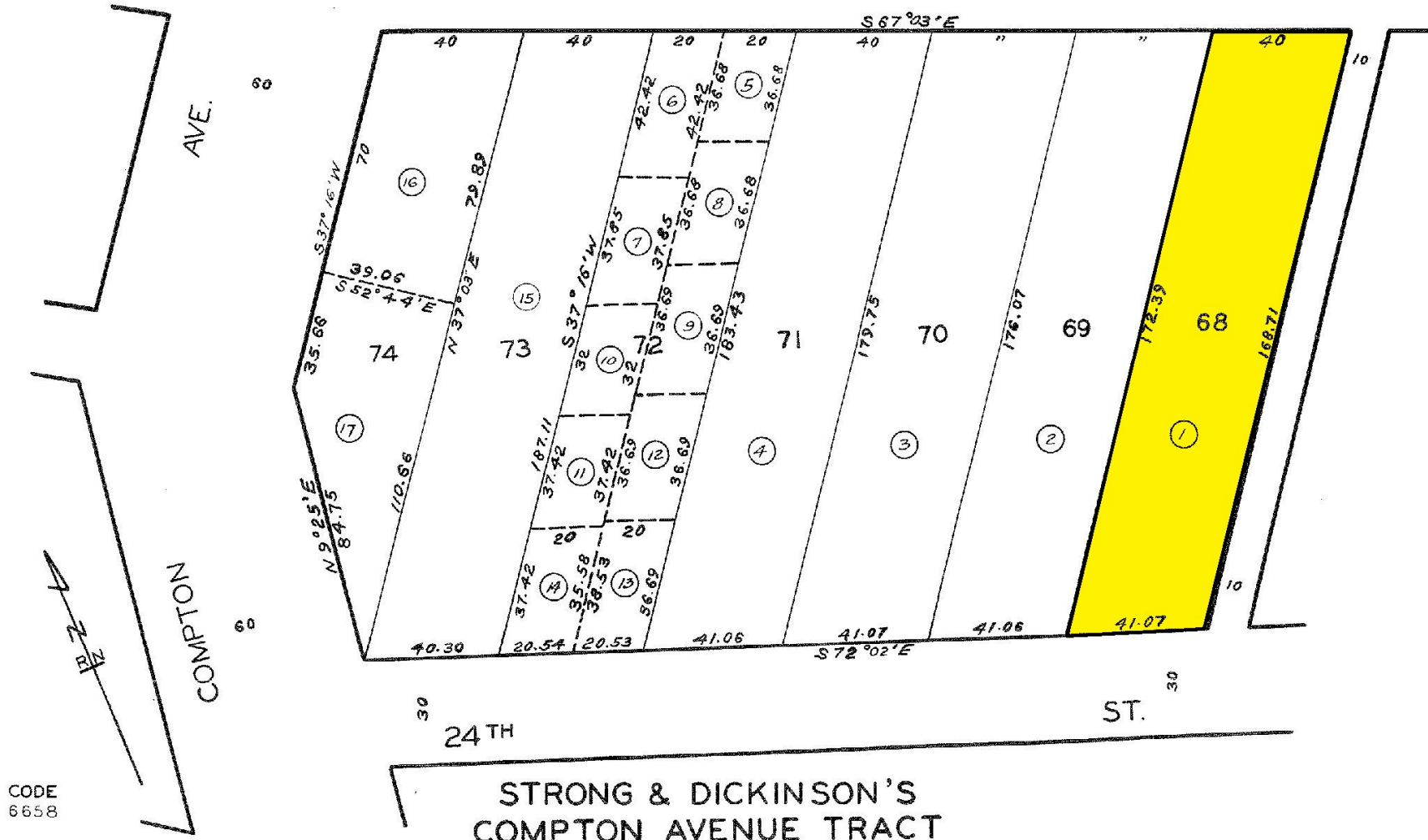
All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- Industrial-Zoned Land Opportunity Just South of Downtown Los Angeles
- 6,609 SF M1-1 Zoned Land Parcel
- Ideal for Owner-User, Developer or Industrial Investor
- Existing 1,260 SF Residential House Provides In-Place Income
- Currently Producing \$2,900 Per Month on a Month-to-Month Tenancy
- Opportunity to Acquire Industrial Land with Interim Rental Income
- Convenient Central Los Angeles Location with Access to Downtown LA and Surrounding Industrial Markets
- Rare Small-Lot Industrial Land Offering
- Offered at \$750,000 – Approximately \$113.48 Per Land SF

5118 | 20
SCALE 1" = 30'

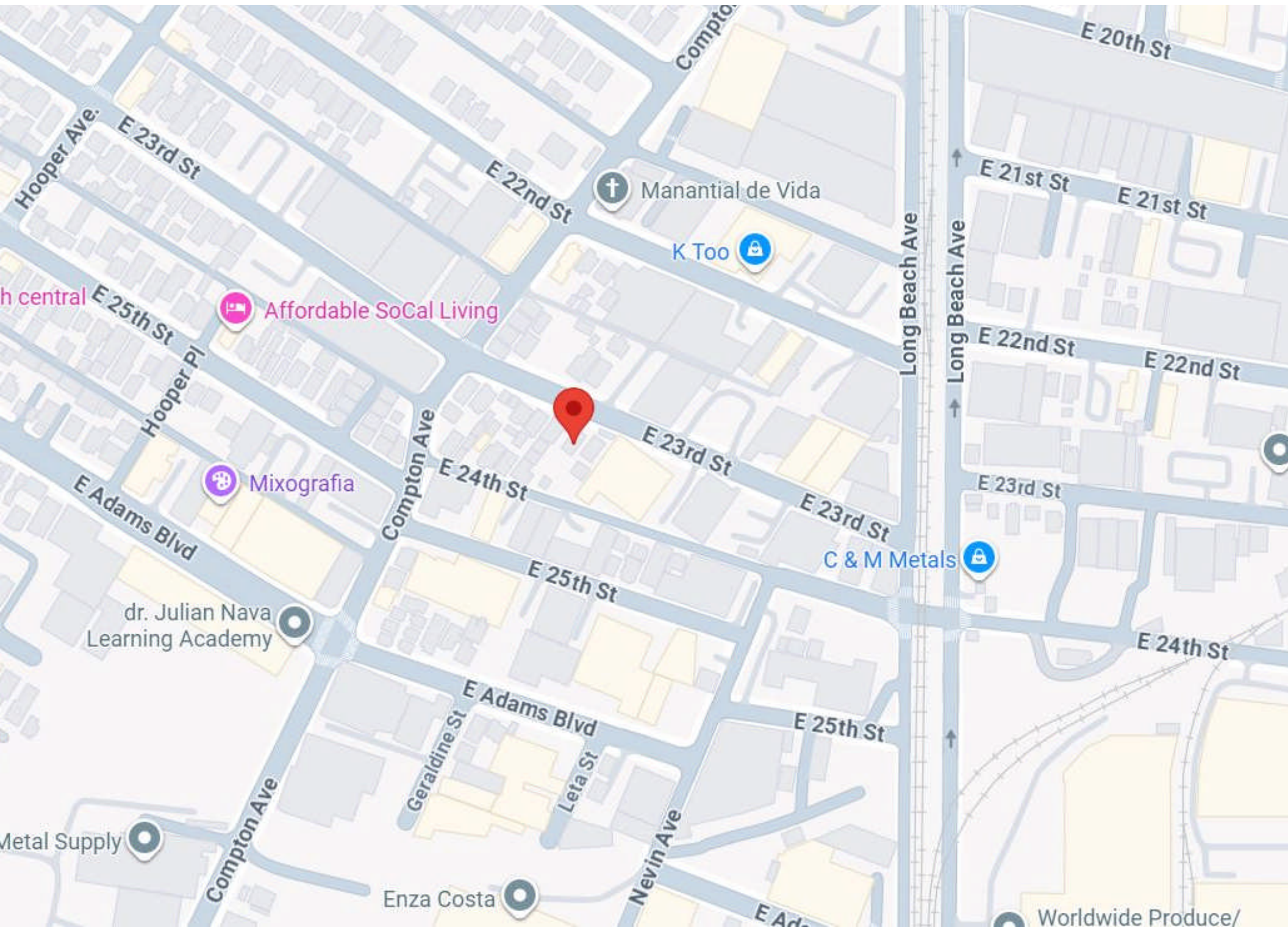
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CODE
6658

FOR PREV. ASSM'T. SEE 1330-20

M.B. 4-19



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1626 E 23RD ST

