

one

COMMERCIAL REALTY

452-456 E. 20th St.

(6,100 Sq. Ft.)

FASHION DISTRICT • LOS ANGELES

FOR SALE

INDUSTRIAL SPACE • WAREHOUSE SPACE

PRICE REDUCTION!!



ABOUT

- **3,350 SF** Class "A" Offices
- 1991 Built - **Like New Condition**
- **7 Fenced Parking Spaces**
- **527 SF Free Mezzanine Spaces**
(Not include the total size)



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FEATURES

Building SF: 6,100 Sq. FT.

Land SF: 7,380 Sq. Ft.

Office SF: 3,350 Sq. Ft.

Parking Spaces: 7

Height: 16 Feet

Power: 200 A; 120-240 V; 3 P

Ground Level Doors: 1

Construction: Concrete Block

Zoning: LAM1

Year Built: 1991

PRICE REDUCTION!

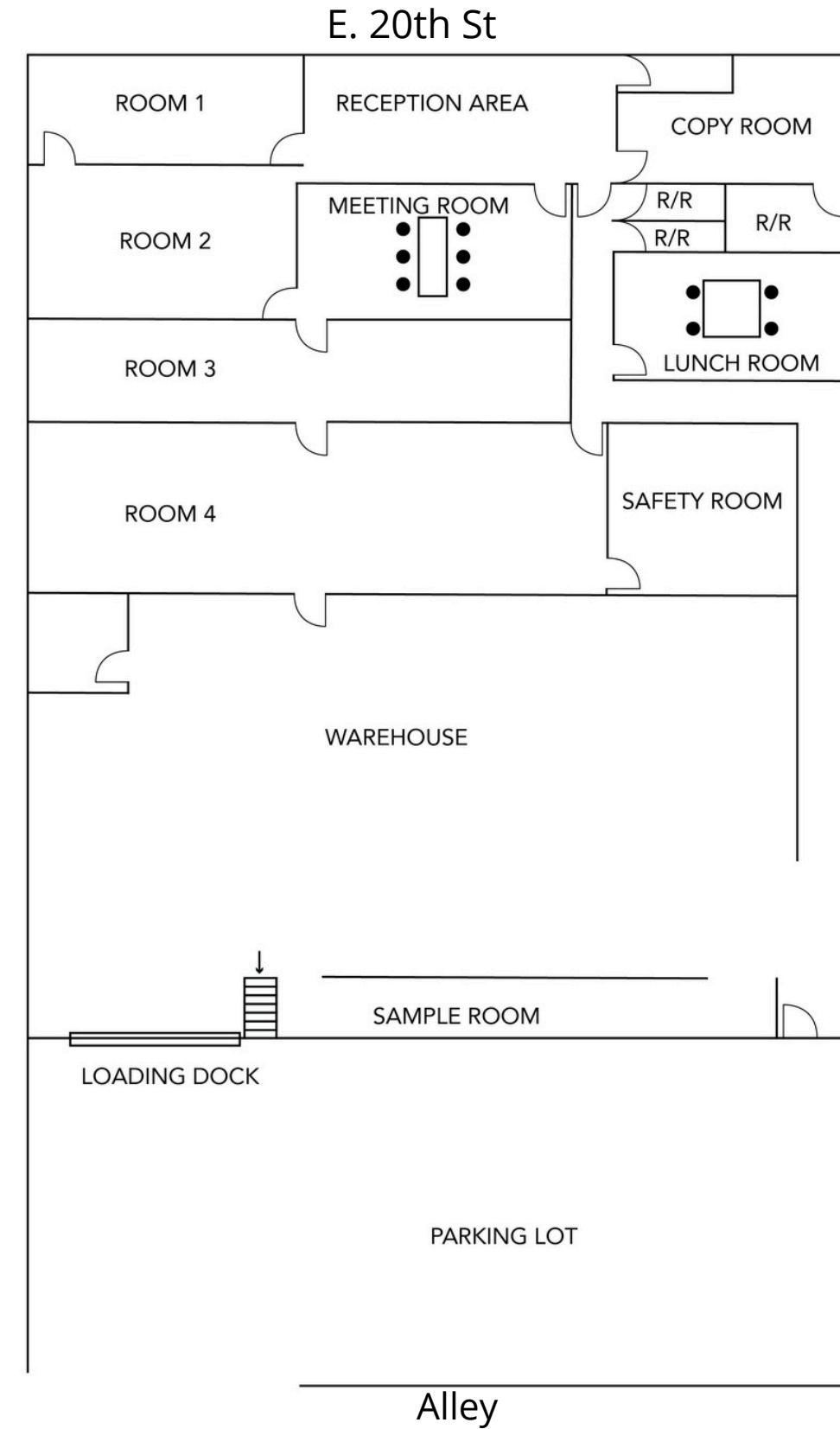
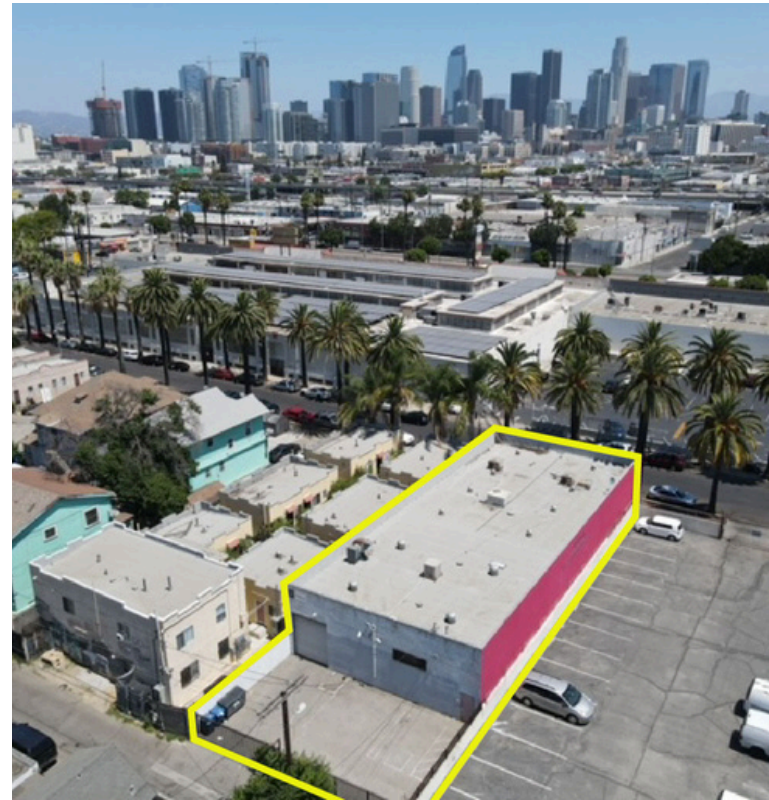
Price: ~~\$2,300,000.~~

\$2,074,000

Although all furnished information is from source deemed reliable, such information has not been verified and no express representation is made, nor is implied as to the accuracy. All measurements are approximate. Buyer is recommend to verify all information through its own independent investigation



PROPERTY PHOTOS



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Reception Area



Office



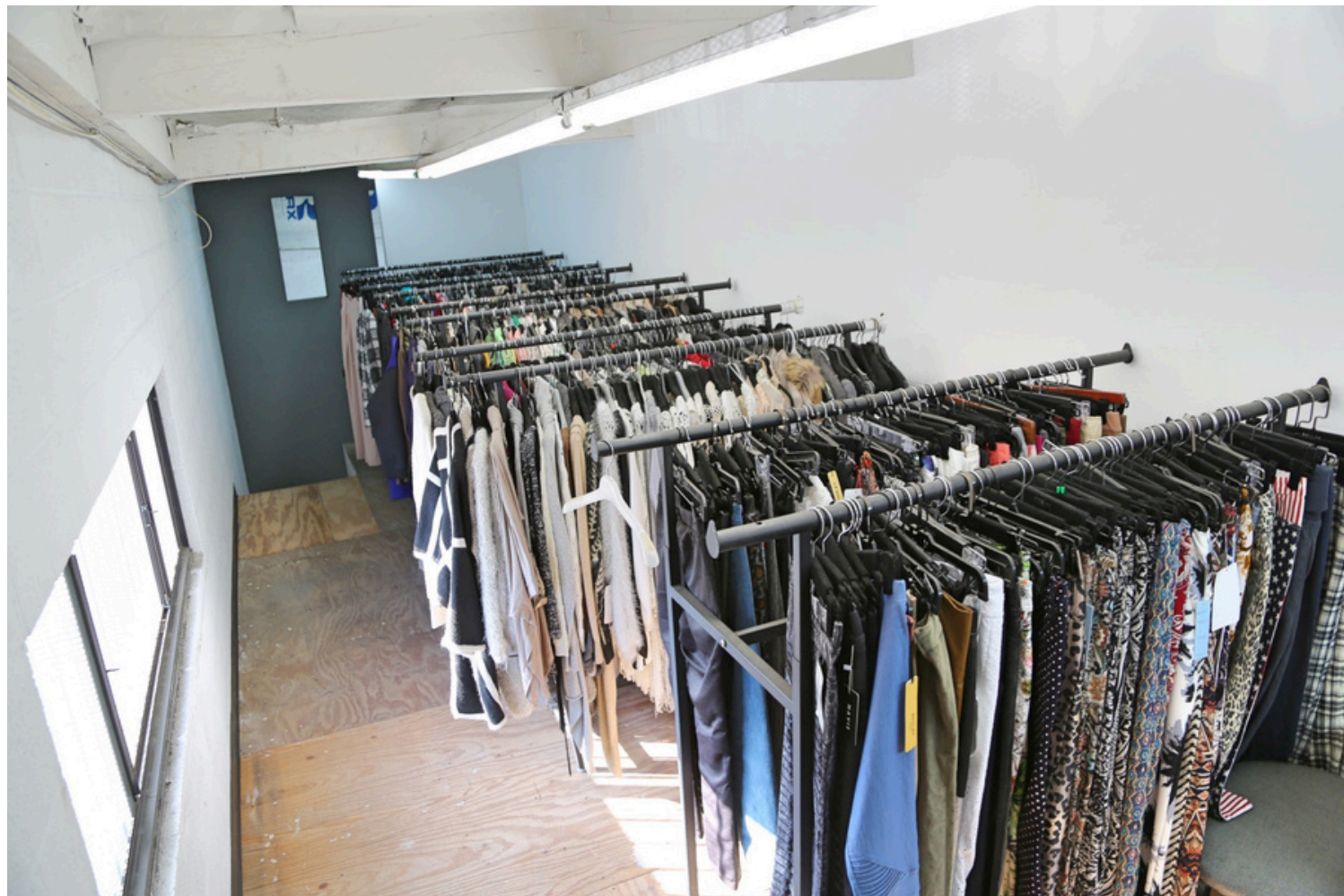
Hall way --->



Lunch Room



Photo Room



<--- Unfinished Mezzanine



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