



236 W 31st St

236 W 31st St, Los Angeles, CA 90007



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236 W 31st St

\$1,690,000

Price Reduced – Motivated Seller!

Excellent owner-use opportunity in a prime location.

Free-standing building with fenced parking (6–7 spaces)

Two small offices + two restrooms

Ground-level roll-up door for easy access

Close to Freeway, USC, and Fashion District

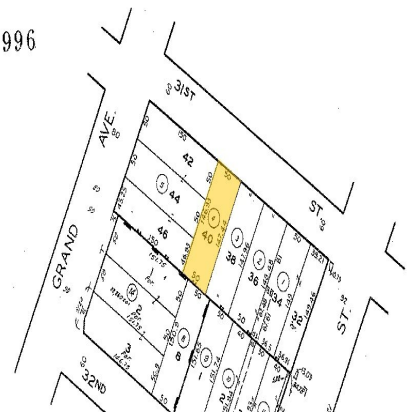
Currently operating as a screen printing business

(Buyer to verify power capacity)...

- Great owner use opportunity
- Fenced parking lot
- Ground-level roll-up door for easy access



2 9
- 80' 1996

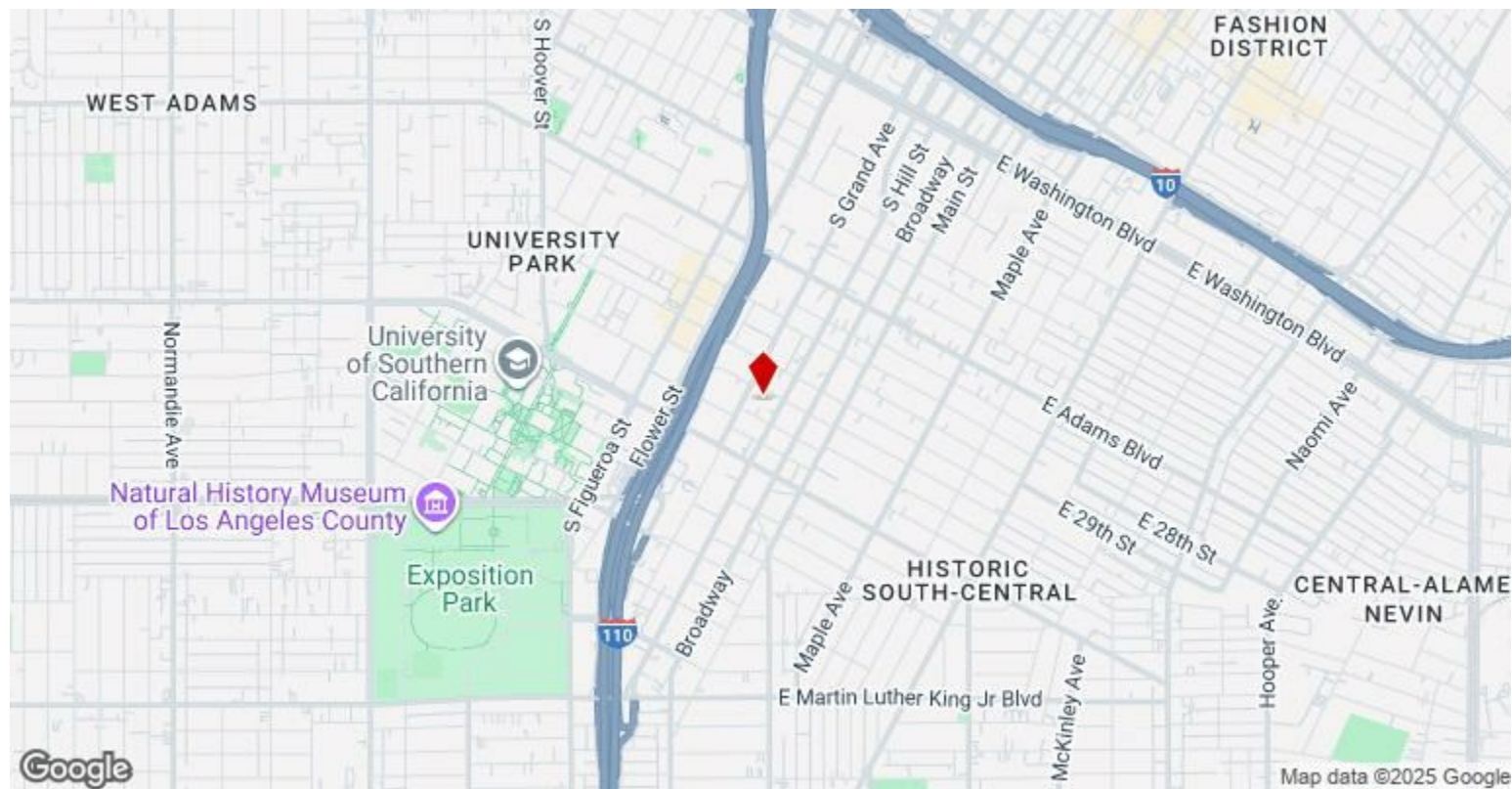


Price:	\$1,690,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.17 AC
Gross Building Area:	5,000 SF
Rentable Building Area:	5,000 SF
No. Stories:	1
Year Built:	1958
Tenancy:	Single
Parking Ratio:	1.2/1,000 SF
Clear Ceiling Height:	14 FT
No. Drive In / Grade-Level Doors:	1
Zoning Description:	M1-2-O



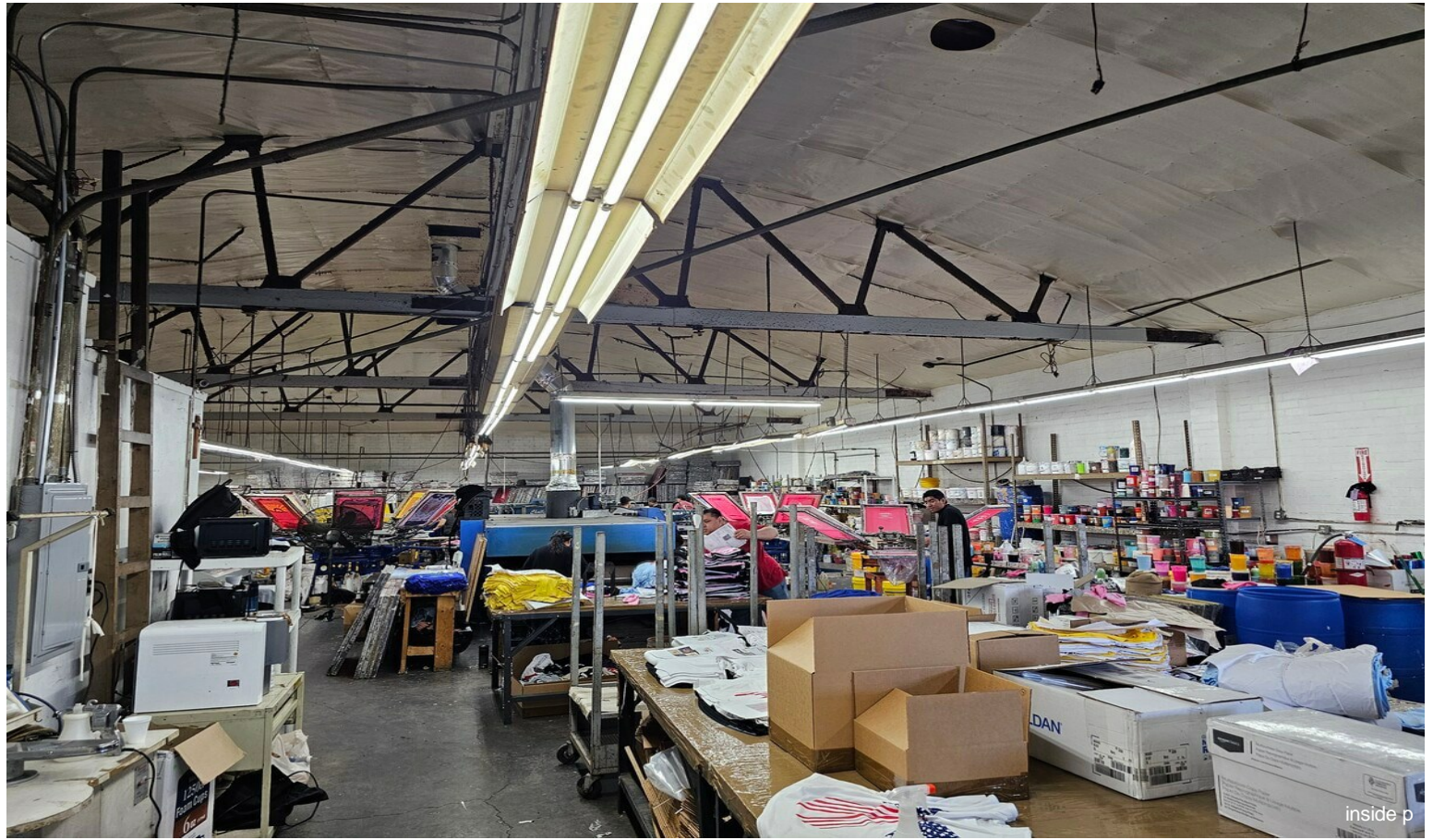
Major Tenant Information

Tenant	SF Occupied	Lease Expired
US Print	-	



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Property Photos



Property Photos

