

Available SF 2,914 SF

Industrial For Sale

Building Size 2,914 SF



Address: 5007-5009 W Adams Blvd, Los Angeles, CA 90016

Cross Streets: Longwood Ave/Adams Blvd

Building w/A Live/Work Opportunity
 Two Story Building w/Two 2nd Floor 1 Bed/1 Bath Apartments
 First Floor Office Space
 Secured Rear Yard For Up to 6 Cars
 C2 Zoning - 1 Block East of Exit of La Brea Ave & 10 Fwy Ramps

| | | | | | |
|-----------------------|--------------------|---|-----------------|------------------------------|-----------------------|
| Sale Price: | \$1,250,000.00 | Sprinklered: | No | Office SF / #: | 1,357 SF / 5 |
| Sale Price/SF: | \$428.96 | Clear Height: | 10' | Restrooms: | 4 |
| Available SF: | 2,914 SF | GL Doors/Dim: | 0 | Office HVAC: | Heat & AC |
| Prop Lot Size: | 0.06 Ac / 2,500 SF | DH Doors/Dim: | 0 | Finished Ofc Mezz: | 0 SF |
| Taxes: | | A: 100 V: 0-240 O: 1 W: | | Include In Available: | No |
| Yard: | Fenced | Construction Type: | | Unfinished Mezz: | 0 SF |
| Zoning: | C2 | Const Status/Year Blt: | Existing / 1948 | Include In Available: | No |
| | | Whse HVAC: | | Possession: | COE |
| | | Parking Spaces: 6 / Ratio: 2.1:1 | | Vacant: | N/A |
| | | Rail Service: | No | To Show: | Call broker |
| | | Specific Use: | Mixed Use | Market/Submarket: | LA West |
| | | | | APN#: | 5049008035,5049008036 |

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)

Listing #: 41086918 **Listing Date:** 09/17/2024 **FTCF:** CB000N000S300

Notes: Upstairs restrooms: 1 with tub & shower, 1 with tub. Downstairs 1 bathroom with a shower. All details must be verified.

Mark Whitman
 mwhitman@dorinrealty.com
 213-627-0007