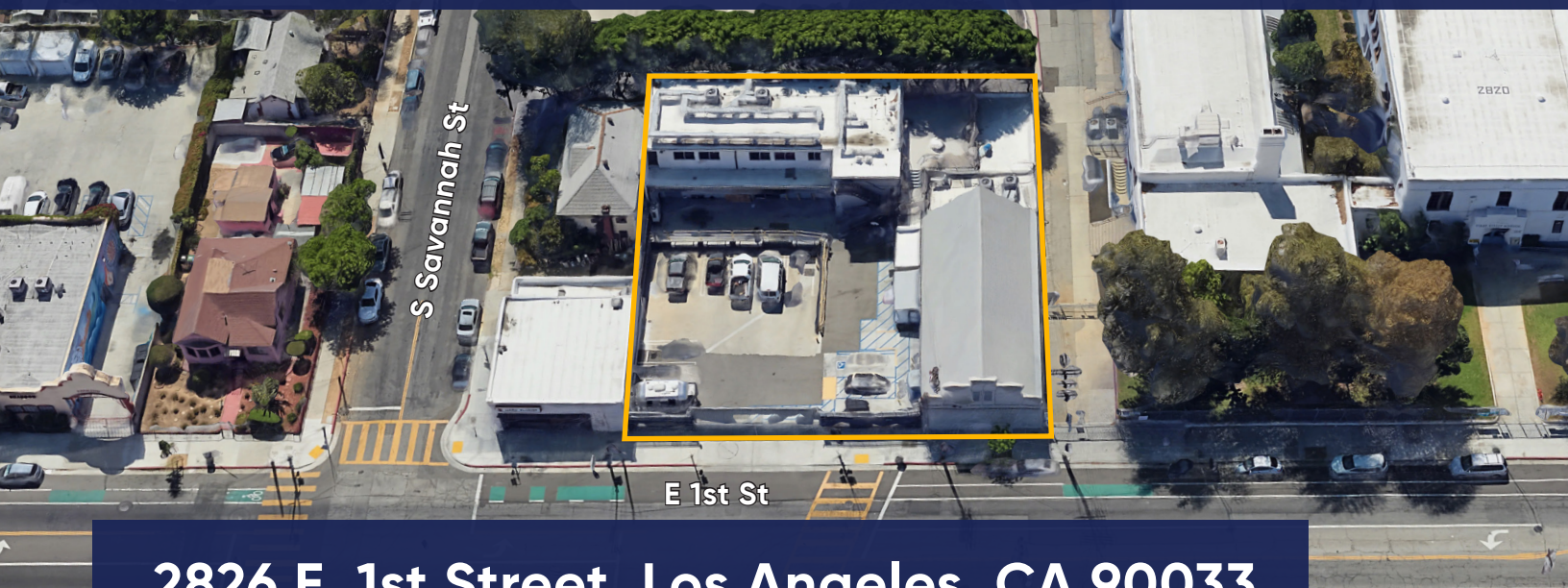


# ±9,775 SF Mixed-Use for Sale



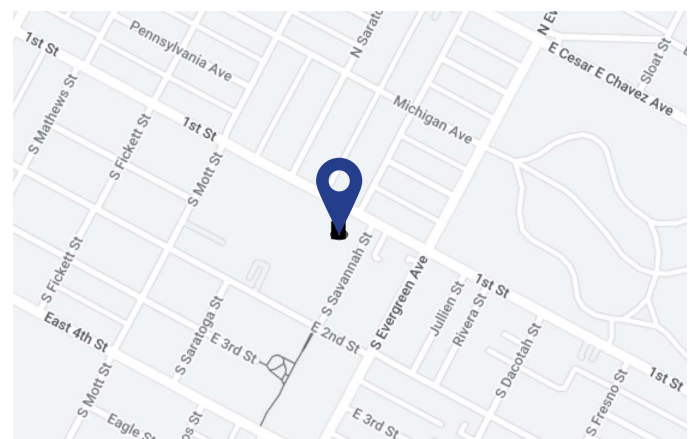
**2826 E. 1st Street, Los Angeles, CA 90033**

## Space Profile

<b>Building Size:</b>	±9,775 SF
<b>2nd Floor:</b>	±2,500 SF Live/Work (Permitted)
<b>1st Floor:</b>	±4,300 SF Warehouse, cold & dry storage, loading docks and doors
<b>Adjacent Single-Story Building:</b>	±2,975 SF Four (4) offices/storage area
<b>Land Size:</b>	±14,637 SF
<b>Year Built/Renovated:</b>	1910/1950/2021
<b>Parking:</b>	10 permitted with additional spaces available on site
<b>Dock Loading:</b>	4 positions, ±1,200 SF
<b>Zoning:</b>	LAC2
<b>Sale Price:</b>	Price Not Disclosed



## Map



## For More Information

**Jim Jandro**

310.704.3981 mobile | [jjandro@cresa.com](mailto:jjandro@cresa.com)

BRE# 00980694

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



555 South Flower Street, Suite 4650, Los Angeles, CA 90071



**For Sale**

**2826 E. 1st Street  
Los Angeles, CA 90033**



Conveniently located at 2826 1st Street in the Boyle Heights area of Los Angeles. This unique property offers a multitude of potential uses. The property includes approximately +/-9,775 SF of buildings sitting on a +/-14,637 parcel. The second level encompasses approximately +/-2,500 SF of Live/Workspace. This includes six bedrooms/offices, two showers, two bathrooms, (both women's & men's) and a newer built complete kitchen. This level opens to a +/-1,200 SF exterior deck that is perfect for an outdoor employee workout area, lunch area, or company BBQ. The ground floor has been completely upgraded with state-of-the-art finishes. This creative setting also enjoys high open ceilings. Included on the ground floor are two additional bathrooms, each with their own shower. The large adjacent building includes approximately +/- 2,975 SF and is perfect for dry storage, or other needs of a growing business.

This property was completely renovated with upgrades throughout three years ago by the current owner. All new electrical to handle heavy Amp uses, upgraded structural, sewer and plumbing. A new roof, HVAC, new sprinkler system and the entire property is Cat 6 wired. Upgraded dock loading, and sewer, water and electrical hook ups for up to two RVs.

The property is situated in a great neighborhood. Late work nights and noise, not a problem here. This area is particularly safe and secure, as the property backs up to a public school. There will never be any homelessness or graffiti issues, and graffiti is quickly removed by the city.

Once inside the secure automatic front gate, you will enjoy a safe, secluded and very private feeling.

## For More Information

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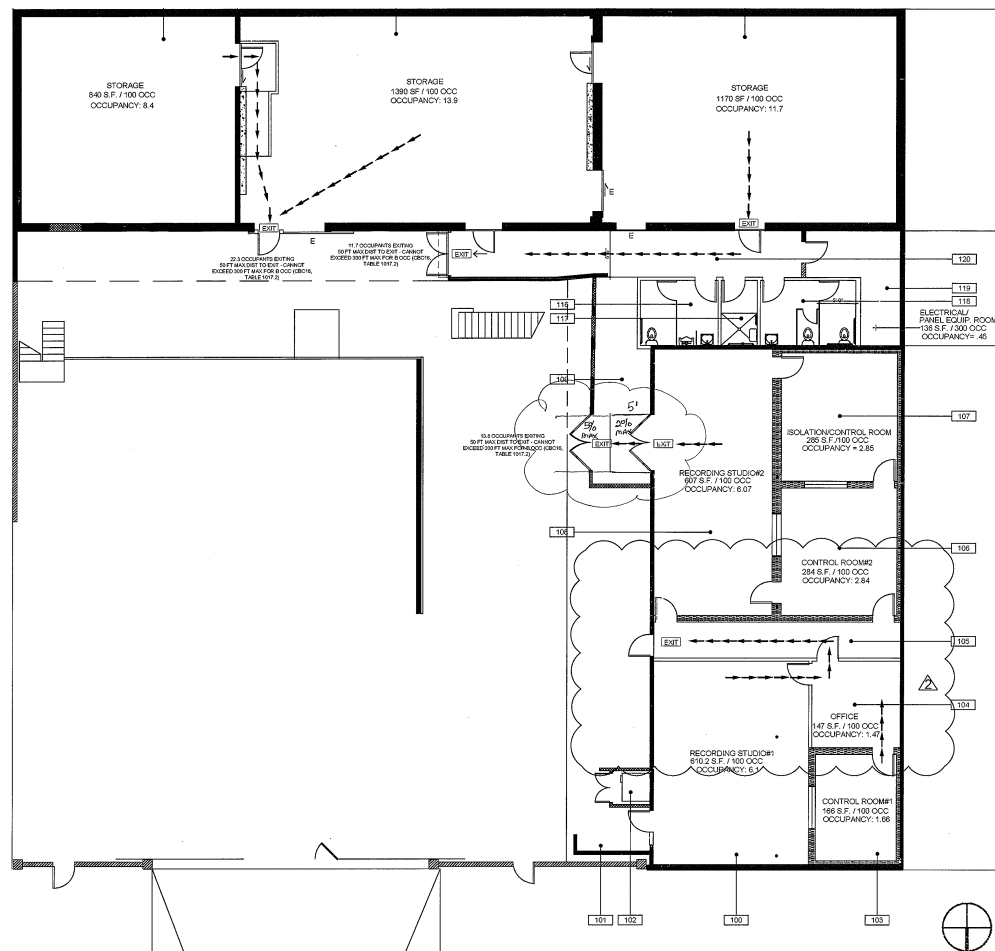


**For Sale**

**2826 E. 1st Street  
Los Angeles, CA 90033**



**1st Floor - ±4,300 SF**



EAST 1ST STREET

**For More Information**

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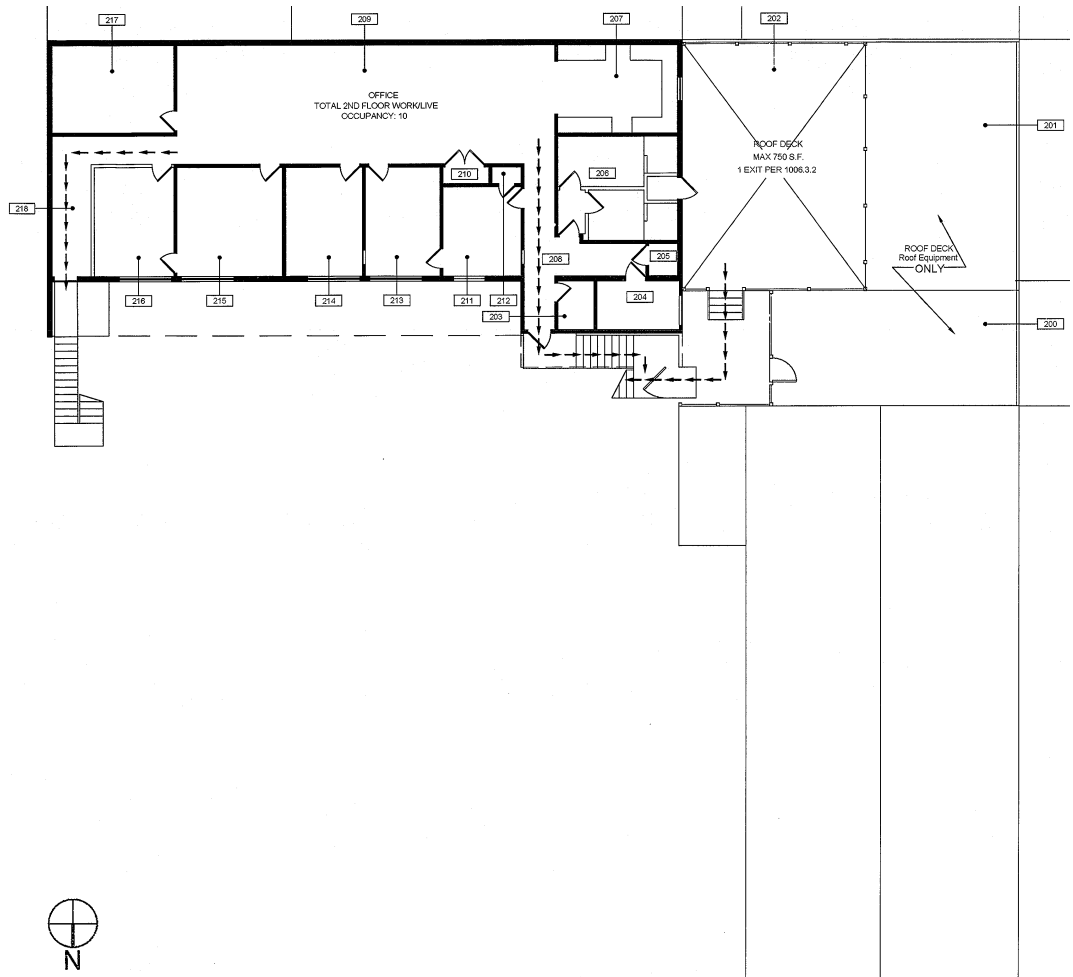




**For Sale**  
**2826 E. 1st Street**  
**Los Angeles, CA 90033**



**2nd Floor - ±2,500 SF**



**For More Information**

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