

**EXCLUSIVE OFFERING**

# COMMERCIAL M1 BUILDING

**3100 Olympic Blvd, Boyle Heights LA 90023**

**Asking Price: \$1,775,000**

**Bldg SqFt: 6,572**

**Lot SqFt: 11,102 (asr)**

**APN 5190-027-015**

**Year Built: 1935**

**Zoning: LAM1**

**Income \$74,400**

**Lease Type: Gross Lease**



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## KEY FEATURES

- **Located in Boyle Heights** – Close to major transit routes
- **Versatile Usage Potential** – Manufacturing, machine shop, printing, or storage
- **Single-Story Layout** – Efficient design for industrial operations
- **Spacious Lot Size** – Room for expansion or additional facilities and alley access
- **Four Rollup Doors, 8' and 10'**
- **Three Phase Electric Power** (to be verified by buyer)
- **Current Tenant** - Sam's Automotive and Transmission
- **Current Lease** - Expires September 2025
- **Ideal for the Owner / User**



Located on the highly trafficked Olympic Blvd, at the corner of Olympic and Dacotah, this industrial building spans 6,274 square feet and is currently occupied by Sam's Auto Center and Transmission. The building includes a reception area, a private office, and a single restroom. Additionally, it features three rollup doors one facing Olympic Blvd and two facing Dacotah Street. The property sits on an 11,102 square foot lot with alley access, providing ample room for storage and parking. This property is ideal for an owner user business.

# LIGHT INDUSTRIAL BUILDING BOYLE HEIGHTS



**REPRESENTING**

**INCOME PROPERTIES OWNERS**

**SINCE 1982**

**ED KOENIG**, a Southern California native and Real Estate Broker has been representing Income Property Owners since 1982. With a sales volume well over \$500 MILLION in total production he's no stranger to all aspects Real Estate. His client database includes first time investors to high profile clients, along with many large portfolio holders and reputable builders and developers in the Greater Los Angeles area. Ed and his team are committed to providing the elite service and attention that every client expects.

**Are you expanding your portfolio, liquidating assets, exchanging/trading equity or would like to know more about land development opportunities, call Ed and his team for a private consultation.**

## **CONTACT**

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