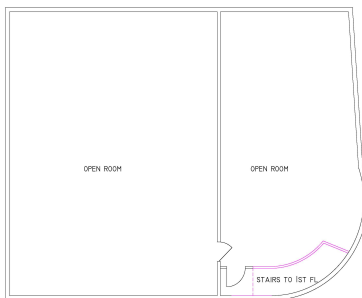
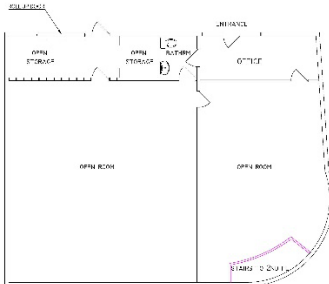
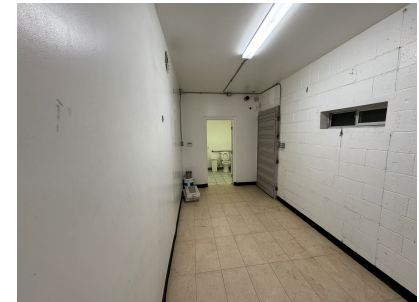
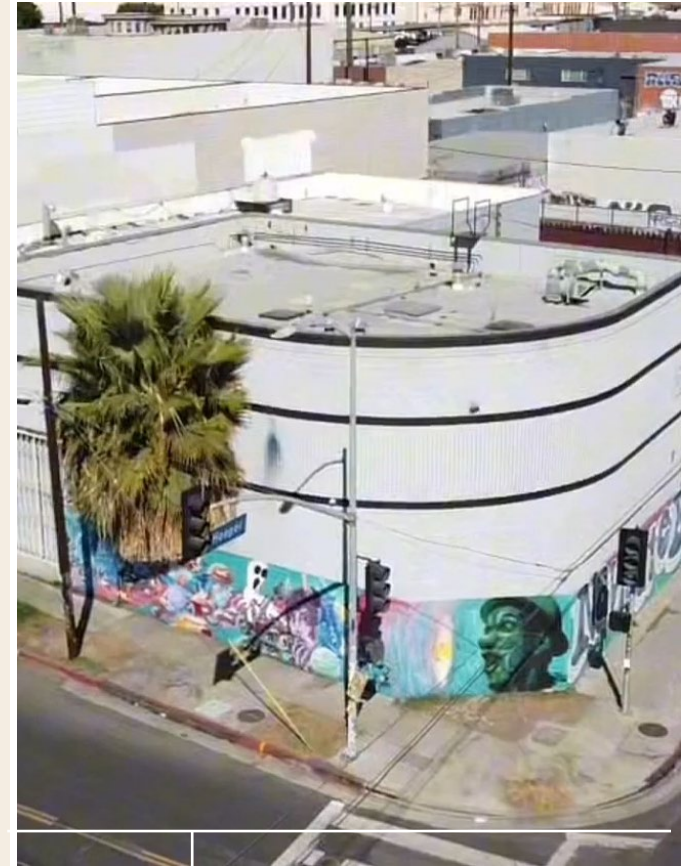


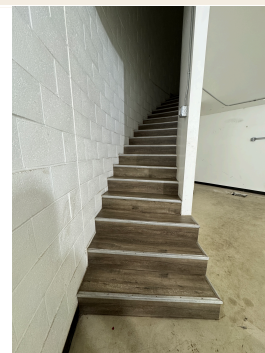
This sale offers the opportunity to purchase an industrial warehouse with a private gated parking. First floor ceiling height is 10', second floor ceiling height is 9' 8". The subject property is located at 1435-1437 East 15th Street, consists of two parcels total of 5,209 sq. ft. Subject property zoning on the site is LAM2 which is an industrial zoning designation that permits numerous types of industrial uses. The subject building is concrete block construction, the building features 3 HVAC units that provide cooling only, the owner will install 1 unit for cooling and heating. Building features 4 - 200 AMP 3 Ph Sub panels. One roll-up door in the front which is drywalled from inside but can easily be removed, one roll-up in the back access to the private parking. The subject property is in a GREEN ZONE, it can be used for any type of licensed cannabis related business. The property has attributes that provide for functionality and attractive value and is suitable for owner/user and investors. SBA financing is available to qualified buyers. Seller may carry the loan for a qualified buyer with a decent size down payment, call the Agent for more detail.

1435-1437 East 15<sup>th</sup> Street  
Los Angeles, CA 90021

**\$1,699,000**



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