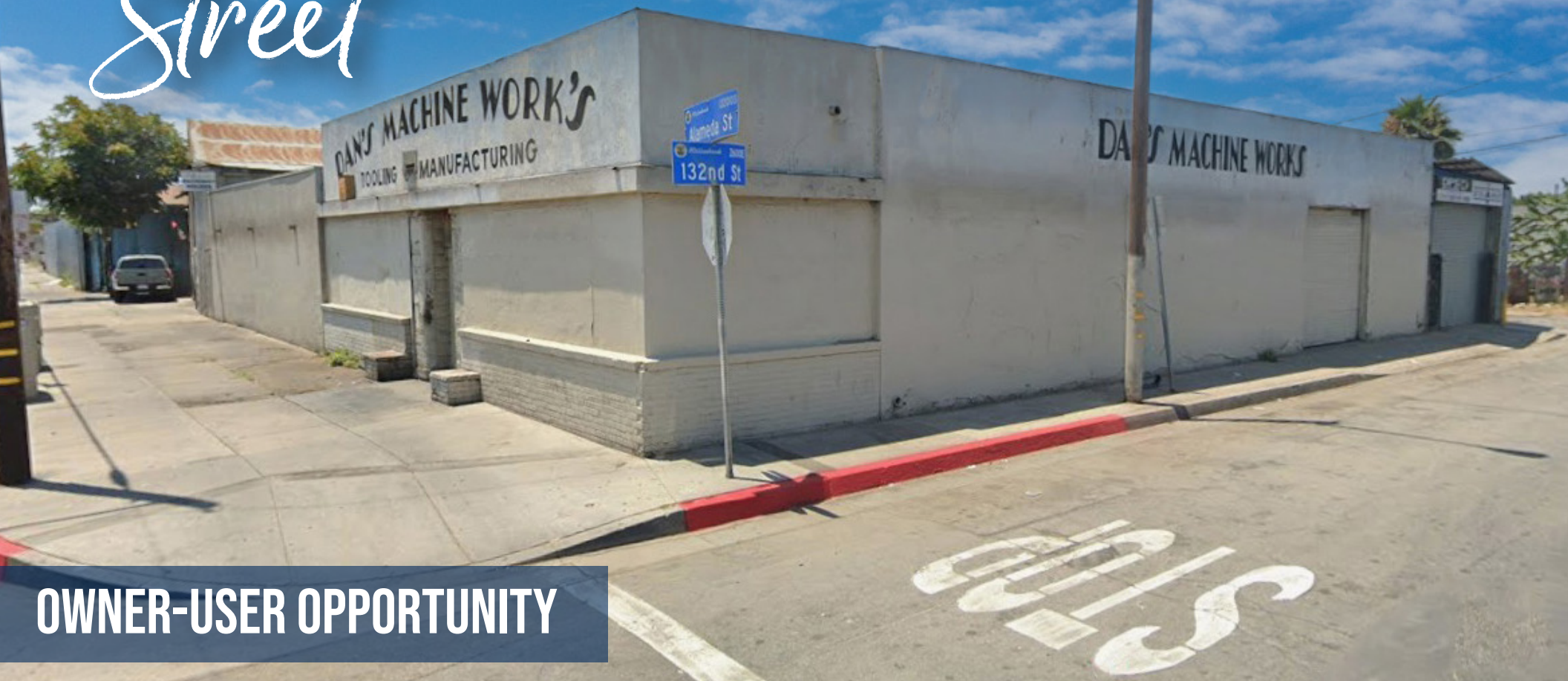


13201  
Alameda  
Street



## OWNER-USER OPPORTUNITY

**M. SIGAL ASHLEY**

Associate

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DRE #01416801

**WESTMAC**  
Commercial Brokerage Company

# SOLID INDUSTRIAL/TOOLING PROPERTY BEING OFFERED FOR SALE WITH EXCESS LAND

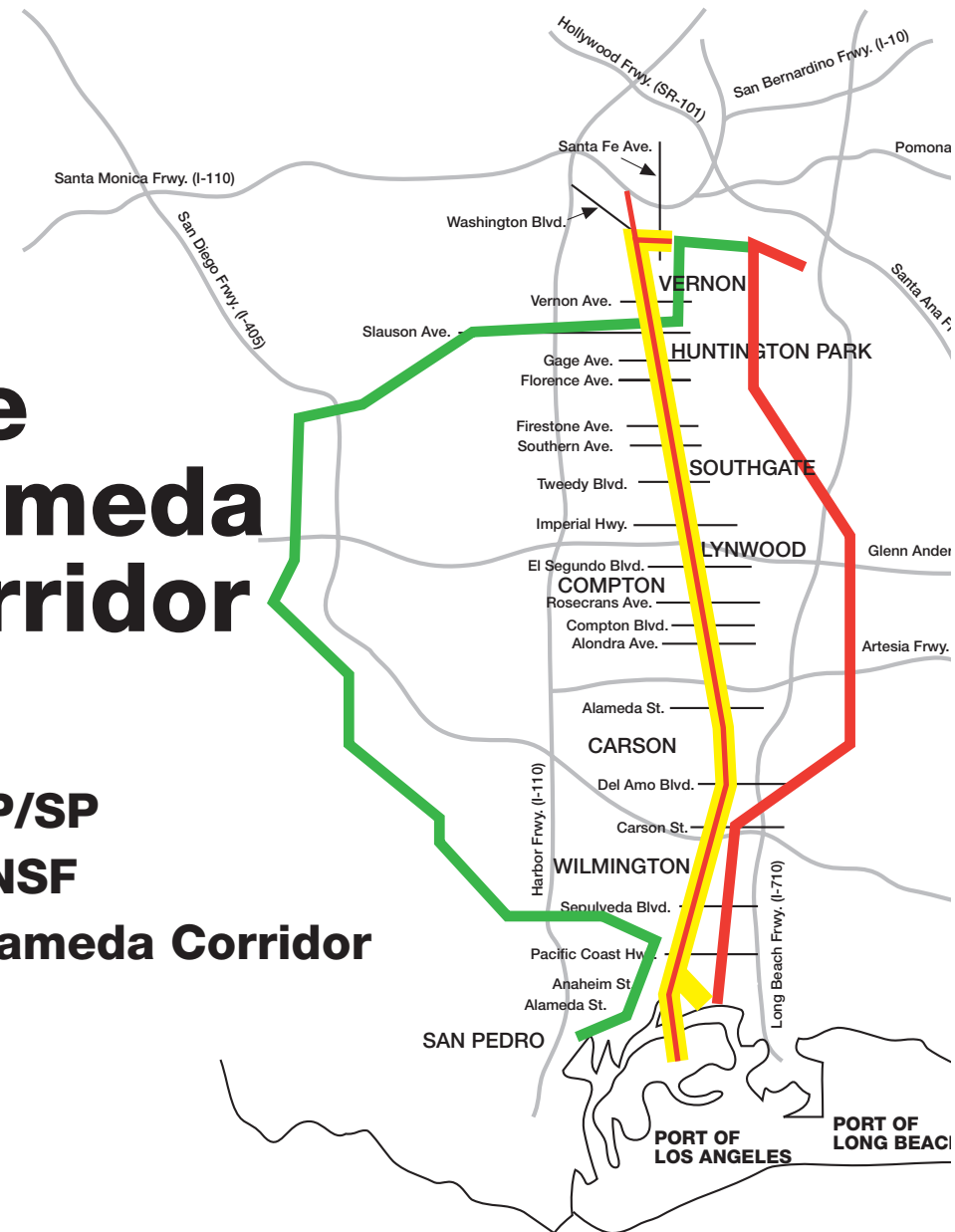
**WESTMAC Commercial Brokerage Company** is pleased to present the rare opportunity to acquire 13201 Alameda Street. This future value-add investment is comprised of one building totaling approximately ±8,726 square feet on approximately ±13,100 square feet of land. Situated south of the county freeways, it's one to keep long term. The business could also be included.

Built in 1946, this building is solid, excellent visibility on a bustling street and prime location. Current occupancy includes a short-term tenant on the excess land and the seller occupies the building. There is abundant parking and plentiful free street parking surrounding the site.

Located in the Lynwood Park Tract, this location in unincorporated Los Angeles County is great for business.

## The Alameda Corridor

**UP/SP**  
**BNSF**  
**Alameda Corridor**



# PROPERTY INFORMATION

## ADDRESS

13201 Alameda Street  
Compton, CA, 90222  
(Unincorporated LA County)

## BUILDING SIZE

Approximately ±8,762 square feet

## LAND SIZE

Approximately ±13,100 square feet  
(Additional ±16,511 sf residential land)

## YEAR BUILT

1946

## NUMBER OF STORIES

One [1]

## ZONING

LA County M1

## APNS

6154-020-002, 6154-020-00, 6154-020-007

## ACCESS

Two [2] ground high vertical doors  
One [1] large barn door

## PROPERTY TYPE

M1

## TENANT MIX

One (1) month - month tenant on excess  
residential land and one owner occupies

## OCCUPANCY

100%

## SALES PRICE

\$1,600,000 (building)  
\$200,000 (2 residential lots)

**Total: \$ 1,800,000**  
(Can be sold together or separately)

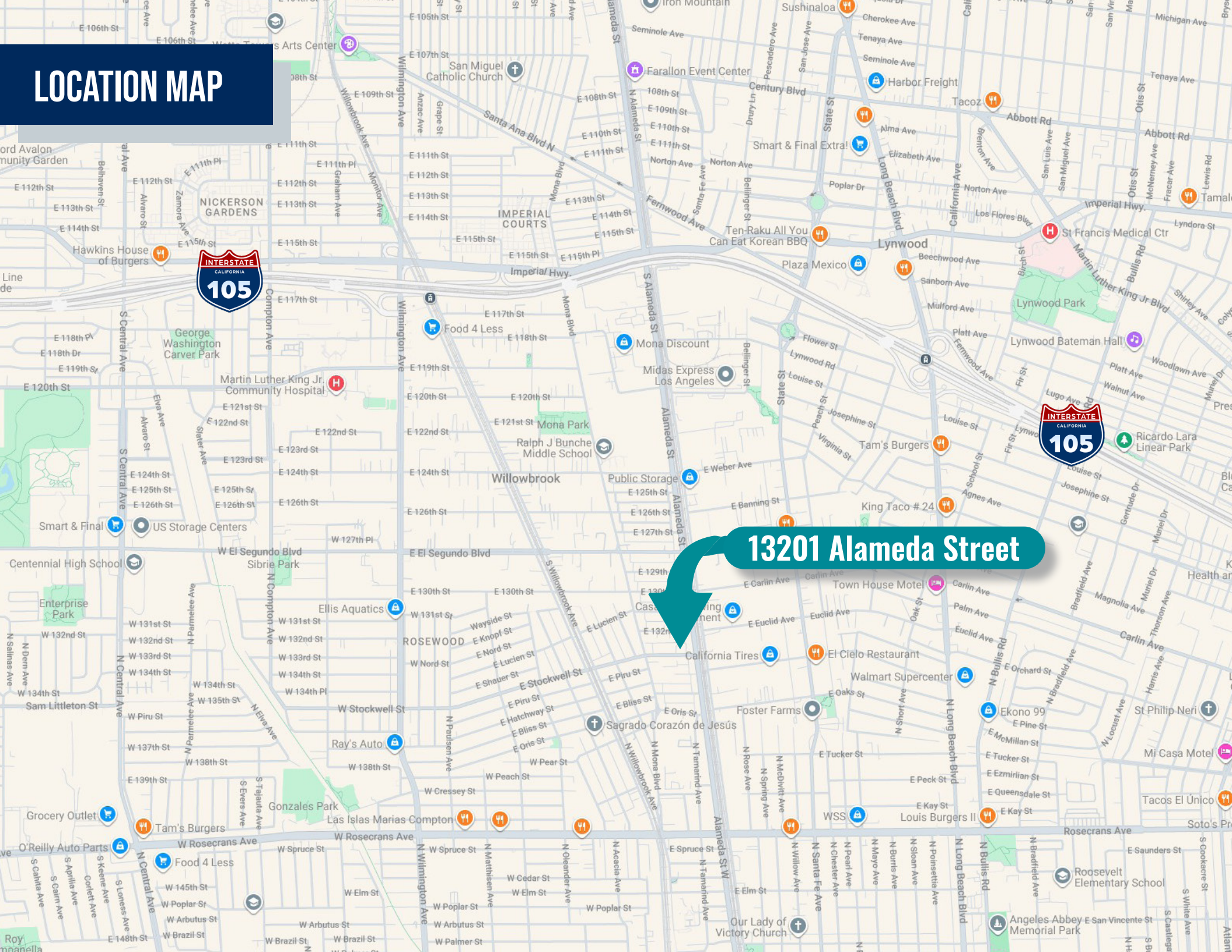


AERIAL





# LOCATION MAP



13201 Alameda Street





**M. SIGAL ASHLEY**

Associate

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