

# FOR SALE

# 1908

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## E 7TH PLACE

±11,200 SF Newly Renovated  
Creative/Industrial Building in  
the Heart of the Arts District

**\$3,495,000**  
(\$312 PSF)



## HIGHLIGHTS



Recently Renovated with New Roof, HVAC, LED Lighting, and Restrooms



Vintage Character and Natural Light



Former Production Studio and Stage for Disney/Fox Television Show



Walking Distance to Numerous Restaurants and Amenities

## SPECIFICATIONS

### Total Building

±11,200 SF (Two-Story)  
(±5,600 SF Floor Plate)

### Land Size

±5,586 SF (0.13 AC)

### Year Built

1912

### Loading

2 GL

### Clear Height

14'

### Elevator

Yes

### Power

400 AMP

### Restrooms

Four (4)

### Zoning

M3-1

### Construction Type

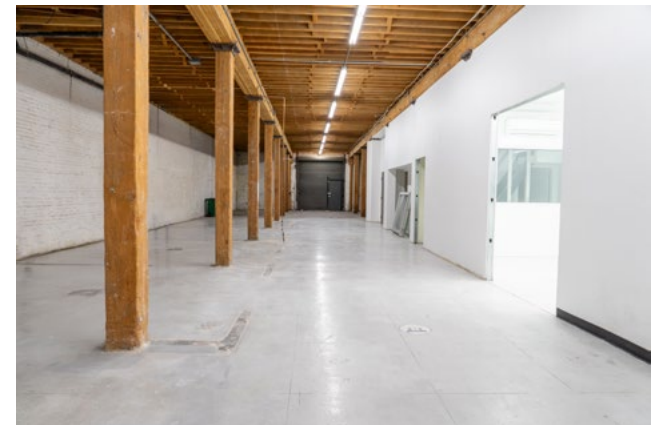
Brick

### Parking

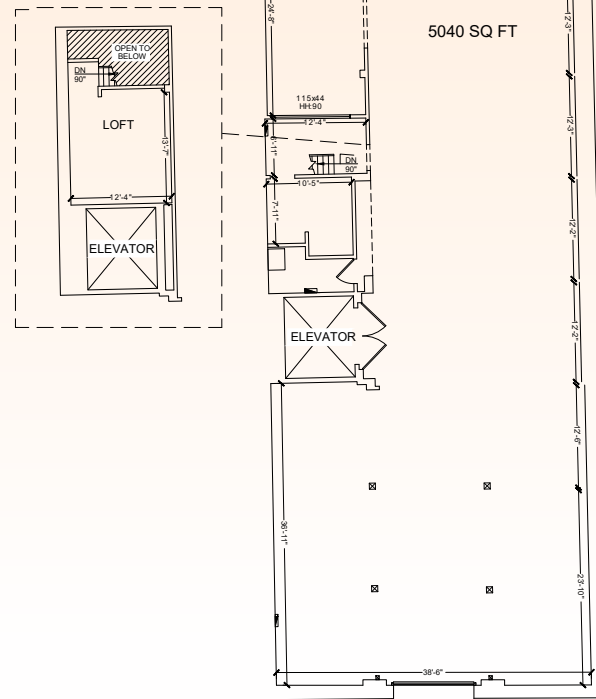
7 Spaces



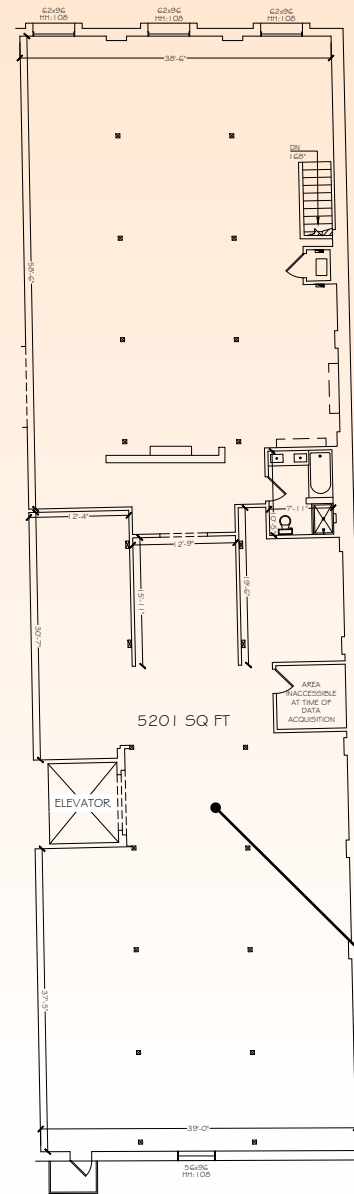
# INTERIOR PHOTOS



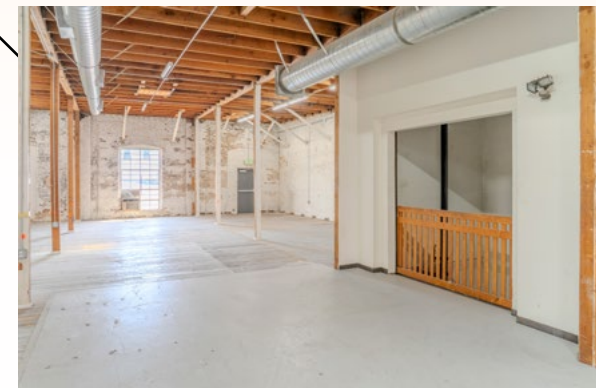
# FLOOR PLAN



1ST FLOOR



2ND FLOOR







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