

Available SF 9,275 SF

Industrial For Sale

Building Size 9,275 SF



Address: 2300 S Broadway, Los Angeles, CA 90007

Cross Streets: S Broadway/23rd St

Big Development Potential! Close to Many Huge Projects
 \$420,000 Renovation Completed in 2020
 Free 1K SF Mezz. Space, 1 Blk From LATT Expansion Project
 2 Blks From 916 Unit "The Lorenzo" Apartment Near USC & FIDM
 800 Amps of Power - 16 Parking Spaces
 Submit All Offers!

Sale Price: \$2,999,000.00
Sale Price/SF: \$323.34
Available SF: 9,275 SF
Prop Lot Size: 0.30 Ac / 13,196 SF
Taxes: \$18,635 / 2020
Yard: Yes
Zoning: M1-2

Sprinklered: Yes
Clear Height: 12' - 18'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: 800 V: 270 O: 3 W: 4
Construction Type: Masonry
Const Status/Year Blt: Existing / 1956R20

Whse HVAC: No
Parking Spaces: 16 / **Ratio:** 1.7:1
Rail Service: No
Specific Use: Mixed Use

Office SF / #: 1,700 SF / 7
Restrooms: 5
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 1,000 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: CBD
APN#: 5126-034-017,5126-034-01

Listing Company: Magic Properties, Inc.
Agents: [Bryant T. Chung 213-503-8007](mailto:bryantchung@sbcglobal.net)
Listing #: 42190404
Notes:

Listing Date: 03/21/2025

FTCF: CB000N000S200