

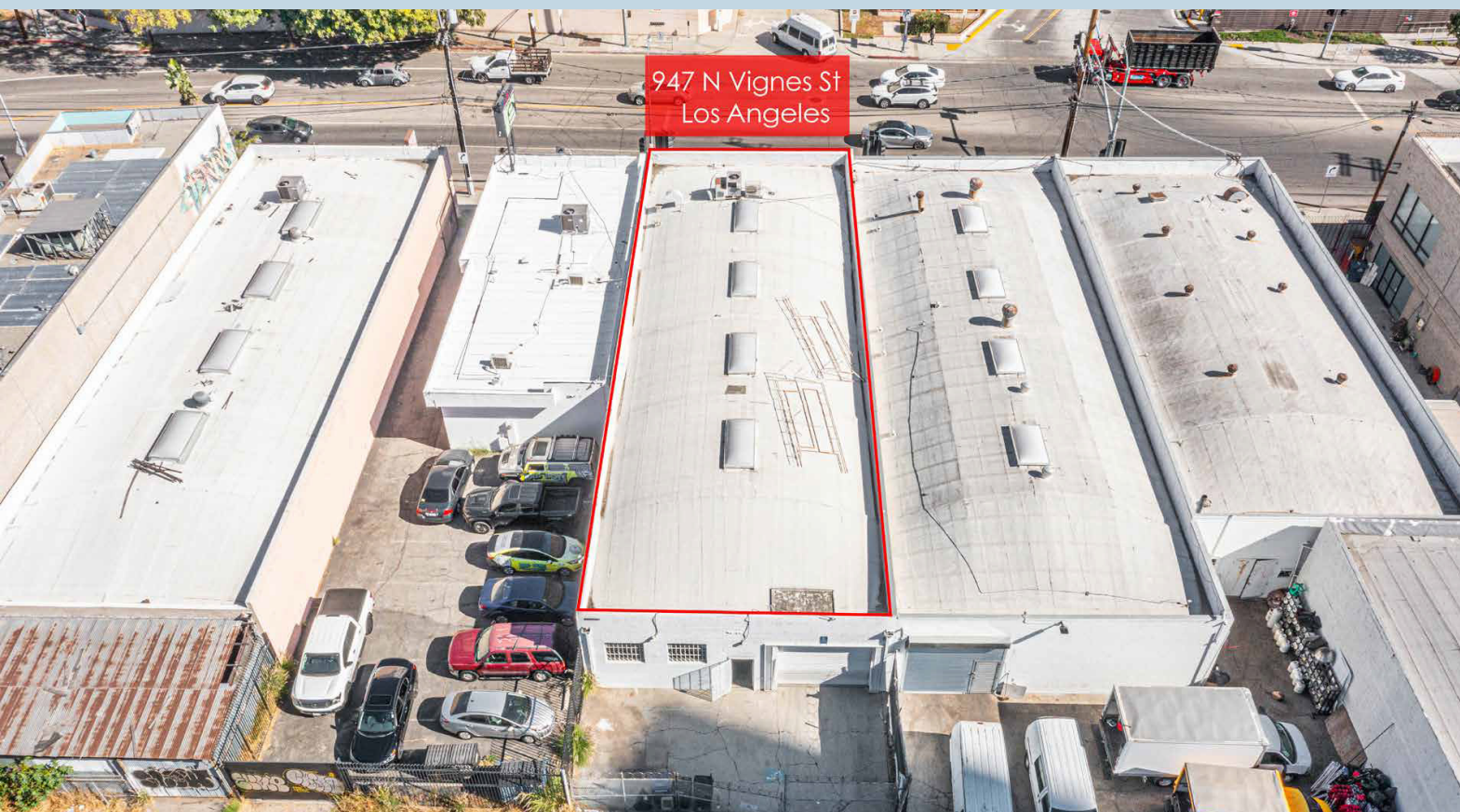
947



**N. VIGNES STREET
LOS ANGELES, CA**

4,680 SF Industrial Building For Sale

Price Reduction to \$995,000



947 N Vignes St
Los Angeles

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CBRE



Property Description

947 N Vignes Street is a concrete block industrial property located just northeast of Downtown Los Angeles. The property consists of 4,680 SF on 5,663 SF of land with great accessibility to major transportation networks, including Union Station and the 101 Freeway.



Property Highlights

SALE PRICE:	\$1,200,000 \$995,000
BUILDING SIZE:	4,680 SQ FT
LOT SIZE:	5,663 SQ FT
POWER:	100 amp main service panel overhead, 3 phase, 120/208 volts
DRIVE-IN DOOR:	One (1) 8x10
CONSTRUCTION:	Concrete block
CEILING HEIGHT:	12 FT
PARKING:	3 Spaces
YEAR BUILT:	1958



Investment Highlights

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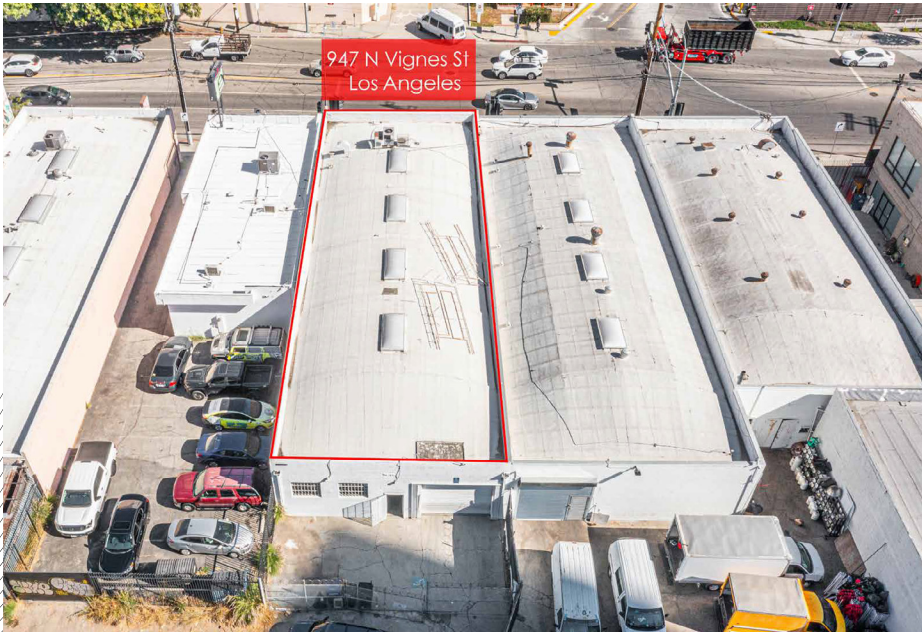


- Freshly repainted office
- Gated parking
- AC in office area
- Skylights
- Roof in excellent condition
- Recently serviced fire extinguishers
- Two restrooms
- Can also be purchased with adjoining properties: 908 Avila and 934 Avila





Property Photos



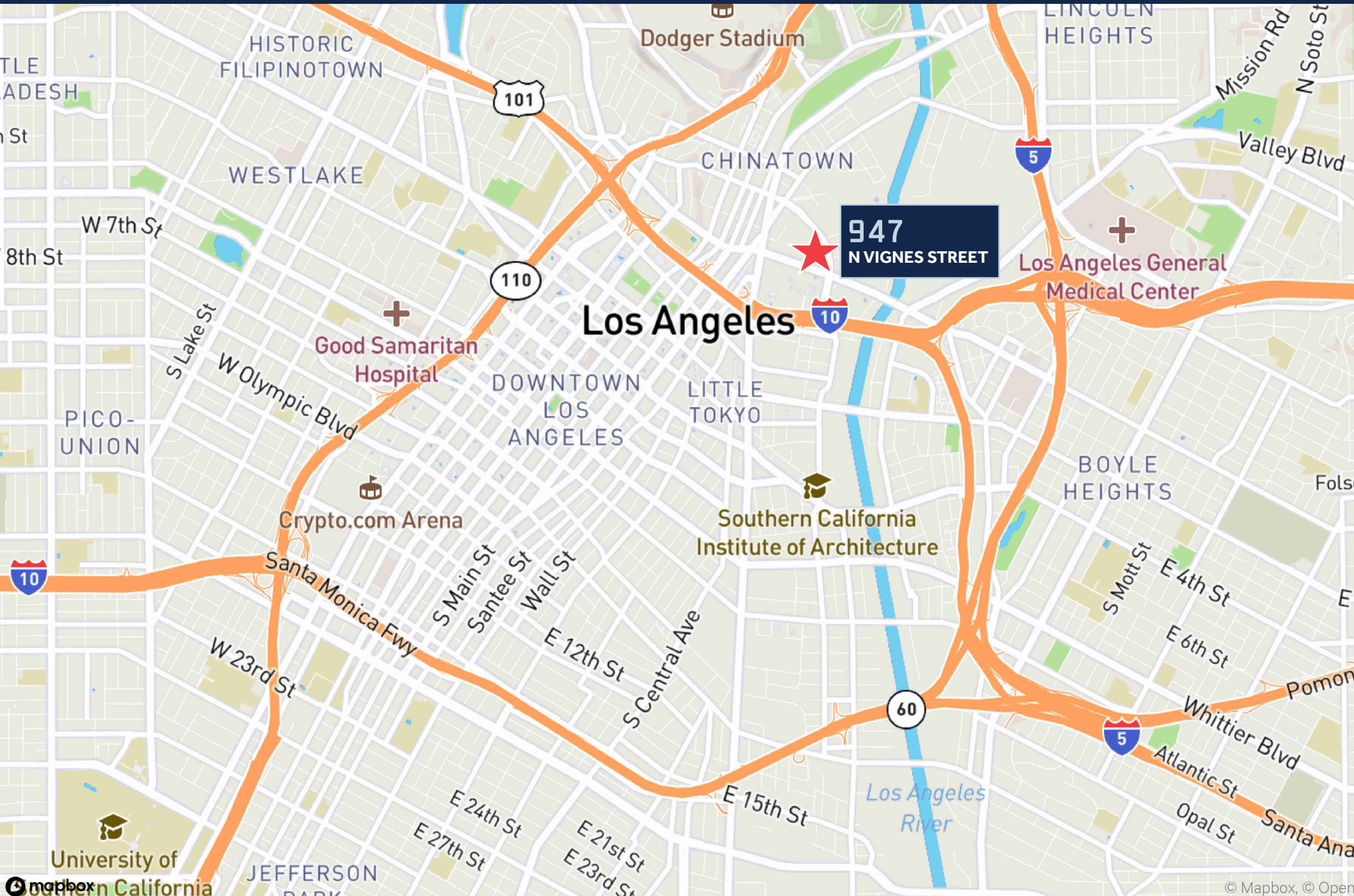


Interior Photos



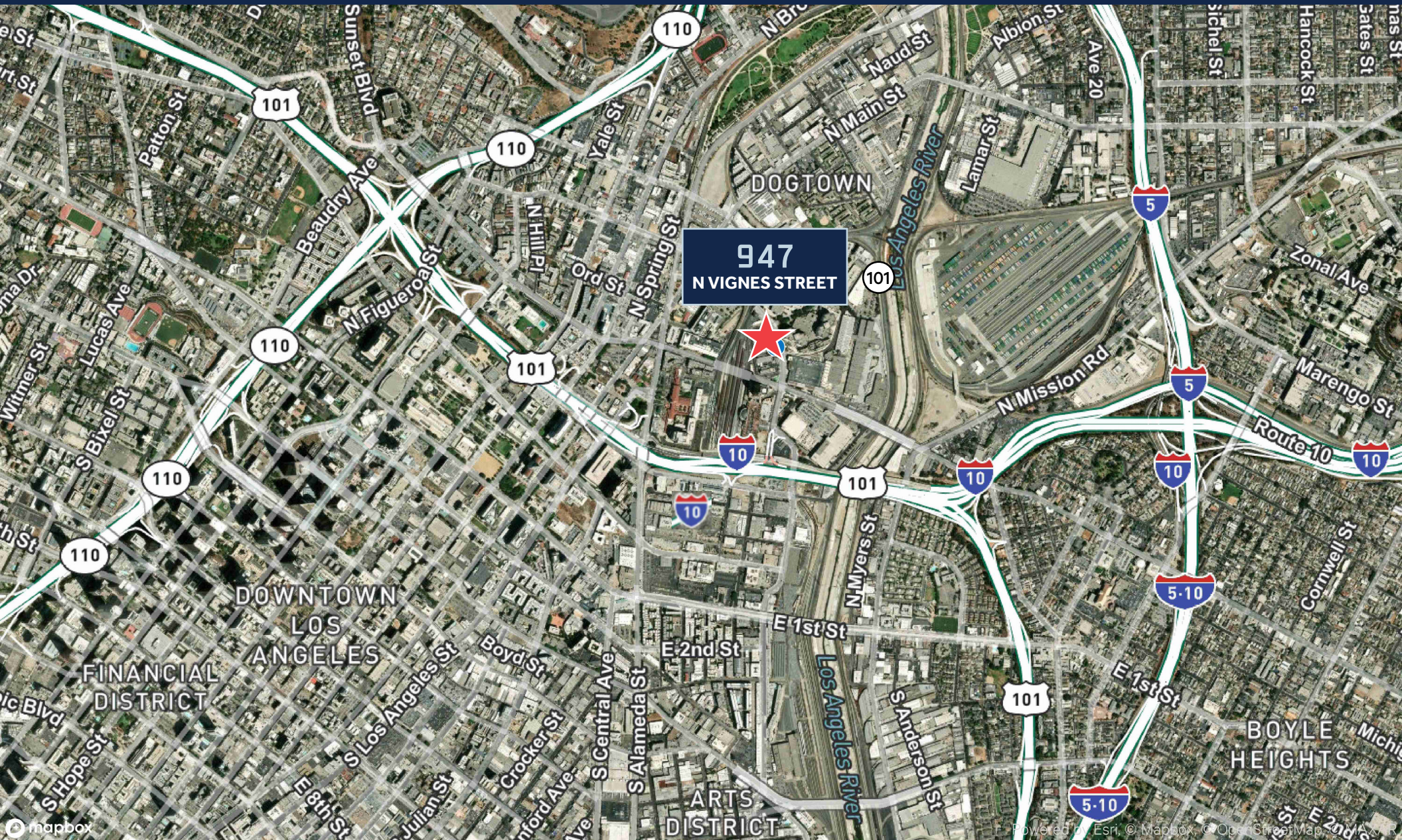


Location Map



Location Overview

The site is strategically located near the bustling Downtown LA area, near major freeways (10, 110, 101), featuring warehouse space, an office, loading docks, roll-up doors, and ample parking, ideal for distribution or manufacturing, located within the city's evolving industrial core.



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