



651  
Anderson  
Street

SMALL INDUSTRIAL LIVE WORK/ARTIST PROPERTY BEING OFFERED FOR SALE IN PRIME LOS ANGELES



TOBIN M. MCANDREWS

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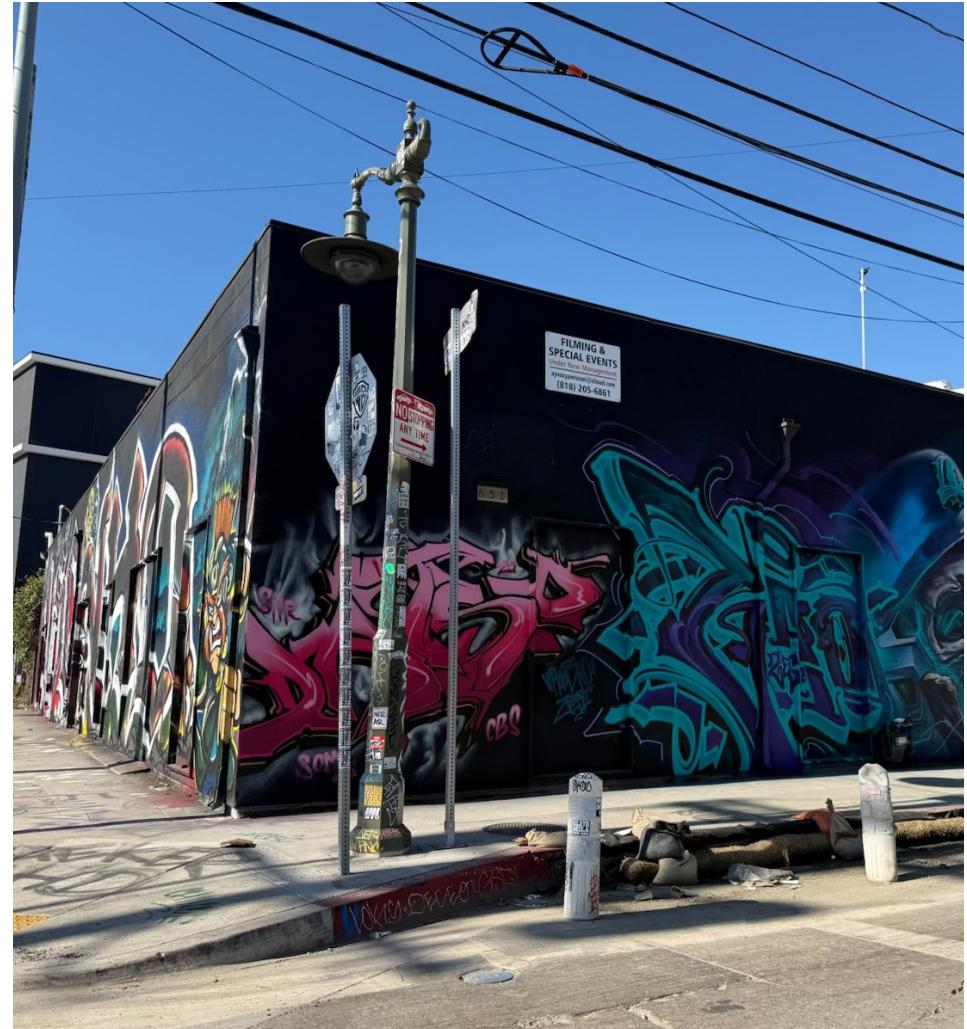
**WESTMAC**  
Commercial Brokerage Company

# SOLID SMALL INDUSTRIAL LIVE WORK/ARTIST PROPERTY BEING OFFERED FOR SALE

WESTMAC Commercial Brokerage Company is pleased to present the rare opportunity to acquire 21226 Main Street. This future value-add investment is comprised of two buildings totaling approximately ±2,000 square feet building on approximately ±2,110 square feet of land. Situated east of the 110, it's one to keep long term. The business could also be included.

Built in 1926, this building is structurally solid, offering quiet visibility on a up and coming street and prime location. There is abundant parking and plentiful free street parking surrounding the site.

Located in the South Western Arts District, this building is a gem.



# PROPERTY INFORMATION

**ADDRESS**

651 Anderson Street,  
Los Angeles, CA 90023

**BUILDING SIZE**

Two Buildings Totaling Approx 2,000 square feet

**LAND SIZE**

Approximately 2,111 square feet

**YEAR BUILT**

1926

**NUMBER OF STORIES**

One [1]

**ZONING**

M2-1-K10-CU64

**ACCESS**

Two sets of double doors

**PROPERTY TYPE**

Industrial

**BUILDING FEATURES**

Large mural and ample curb appeal

**OCCUPANCY**

Vacant

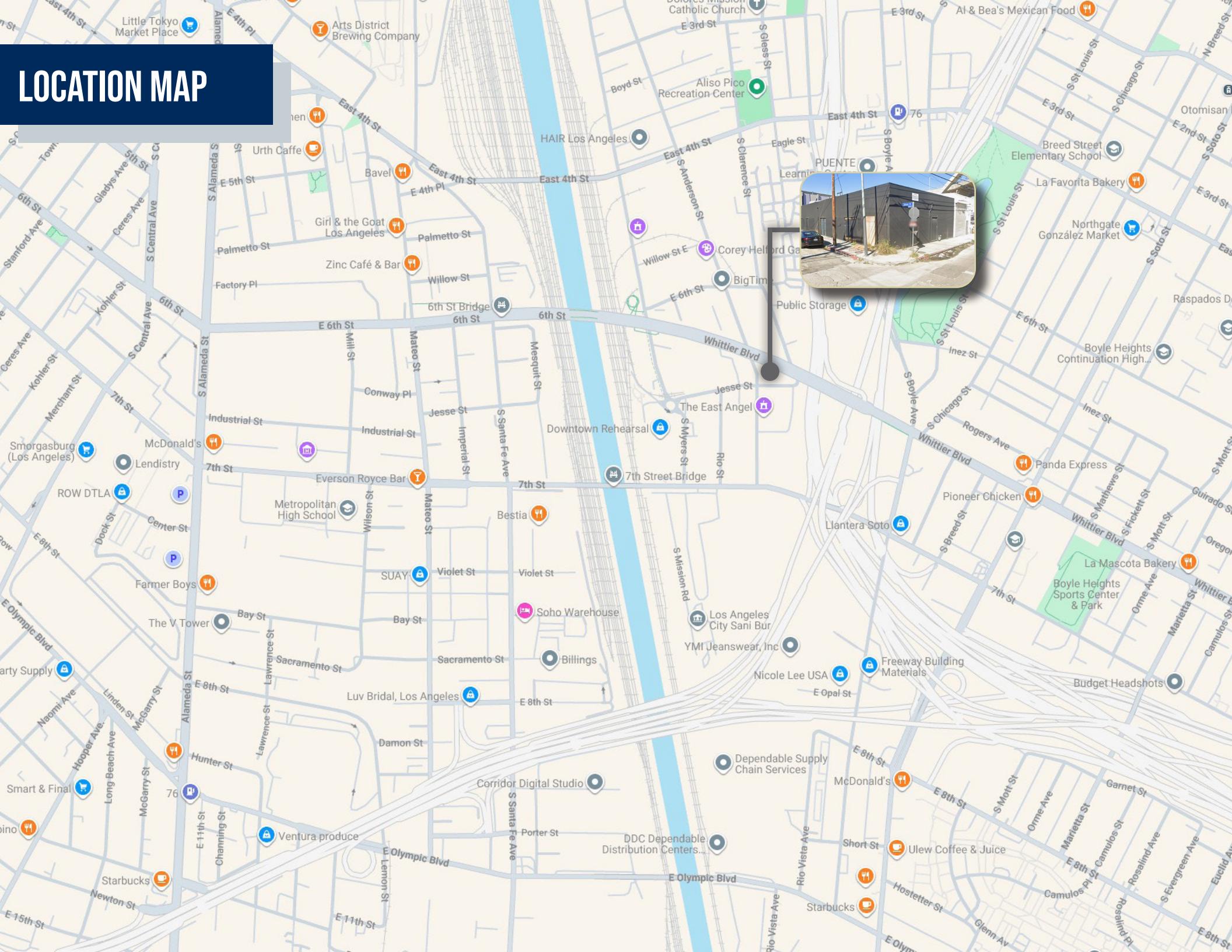
**SALES PRICE**

\$1,300,000

AERIAL



# LOCATION MAP





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## WESTMAC

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