



651
Anderson
Street

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



TOBIN M. MCANDREWS

Senior Vice President

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DRE #01416801

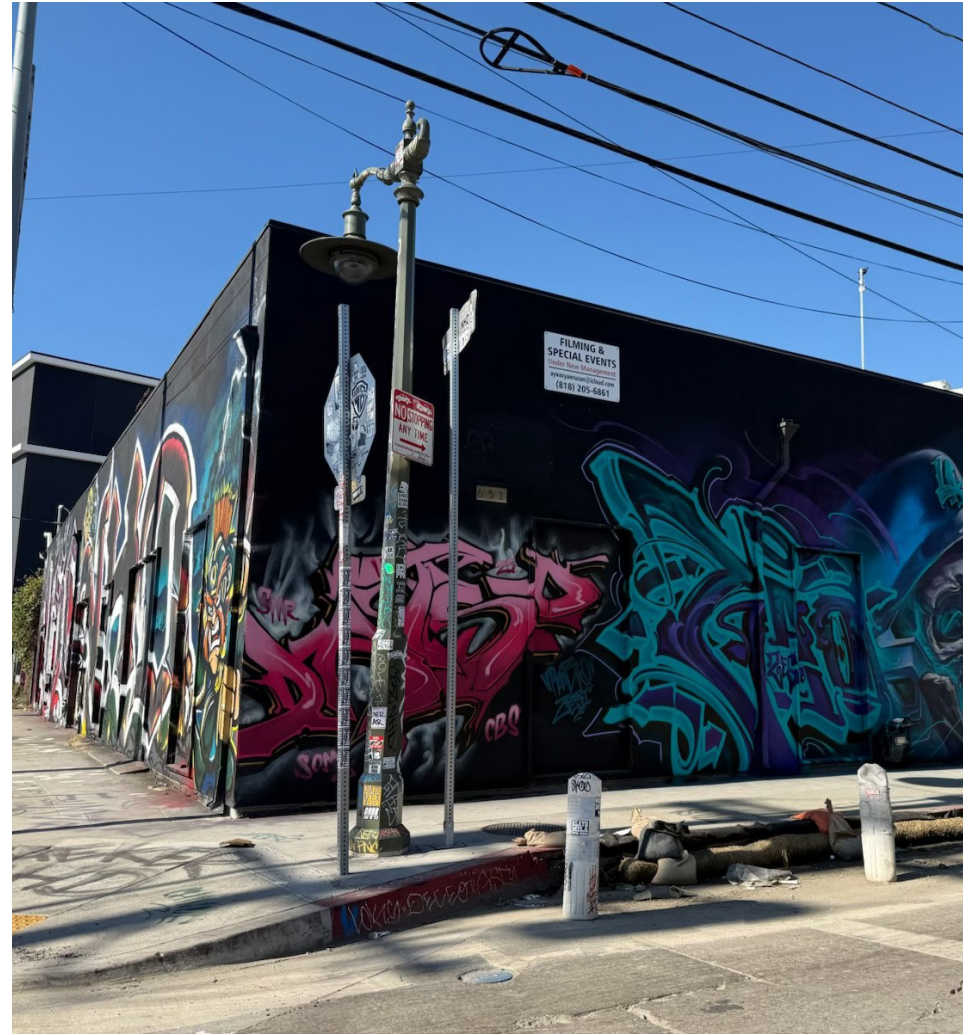
WESTMAC
Commercial Brokerage Company

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 $\pm 2,000$ square feet building on approximately $\pm 2,110$ 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-KIO-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



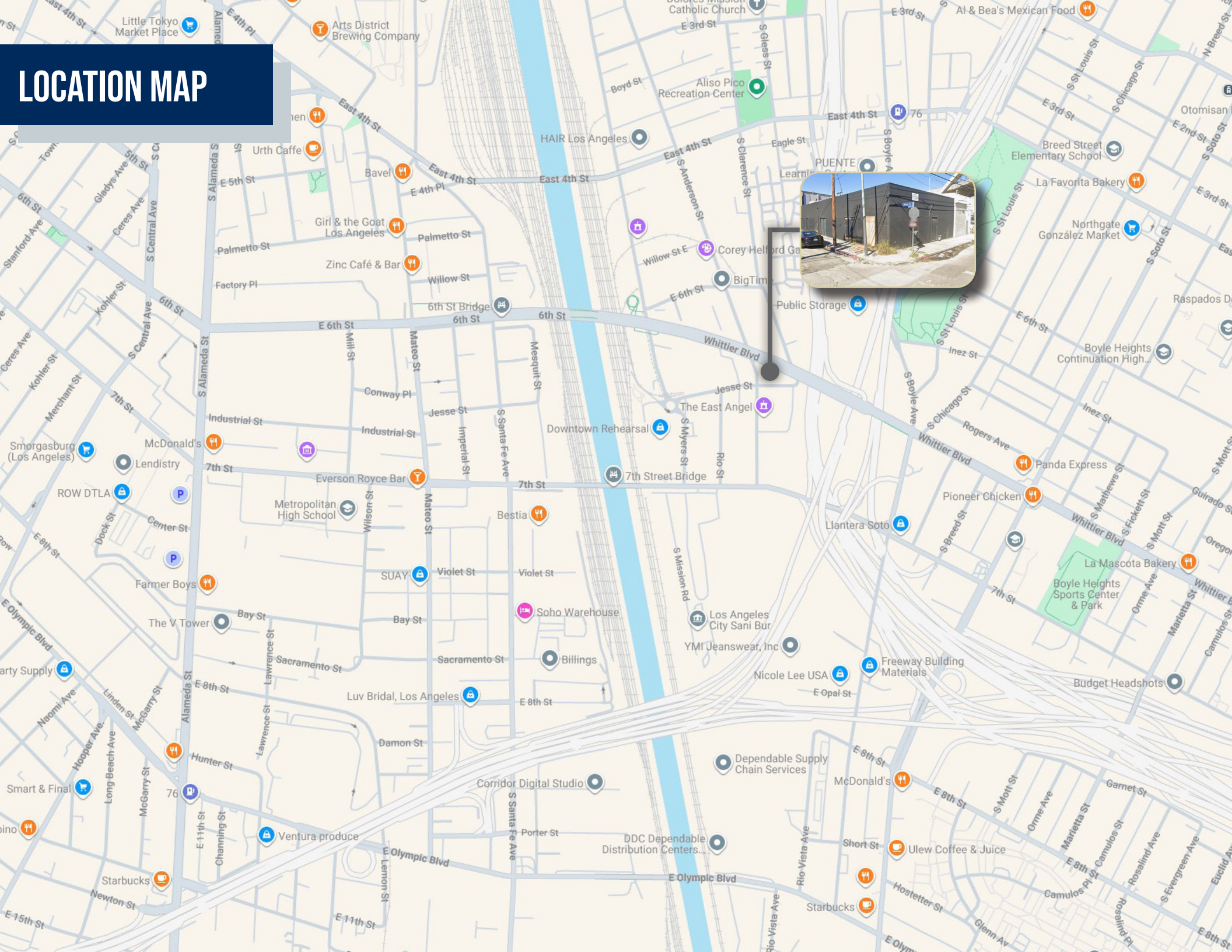
AERIAL

Hollenbeck Park

The Ribbon Of Light
6th Street Bridge

651
ANDERSON

LOCATION MAP





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