

## PROPERTY HIGHLIGHTS

1528 N Bonnie Beach Place, Los Angeles, CA

The Zargari Group is proud to present this rare industrial/covered land play opportunity in Los Angeles. This versatile property boasts an approximately 5,250 SF\* building that is perfectly positioned to allow a single user to occupy the entire building, or easily divide the spaces to allow for a multi-unit income powerhouse. Over 13,000 square feet of land allows for abundant parking and outdoor storage, and a prime development opportunity in a rapidly growing market. Situated in the heart of the Whiteside Redevelopment area/Biotech Corridor, this property is located just minutes from Downtown Los Angeles, Lincoln Heights, the USC Medical Center, Cal-Sate LA and is directly adjacent to the major 5, 10, 101, 710 and 60 freeways.

- Easily divisible building boasts exposed truss
  Approximately 5,250 SF\* of building on terrace with views
  - ceilings, ground level loading, and a rooftop—approximately 13,047 SF of LC M2 Zoned land (to be verified). APN 5224-026-028
- Existing building on large lot allows for immediate income opportunity with future developement
- Available for lease or sale

ASKING PRICE

Sale: \$1,349,000 | Lease: \$5,250/mo

\*Based on approximate measurements. Buyer to independently verify square footage.



For more information 818.486.7573

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## Property Photos







## Property Photos







## AERIAL









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