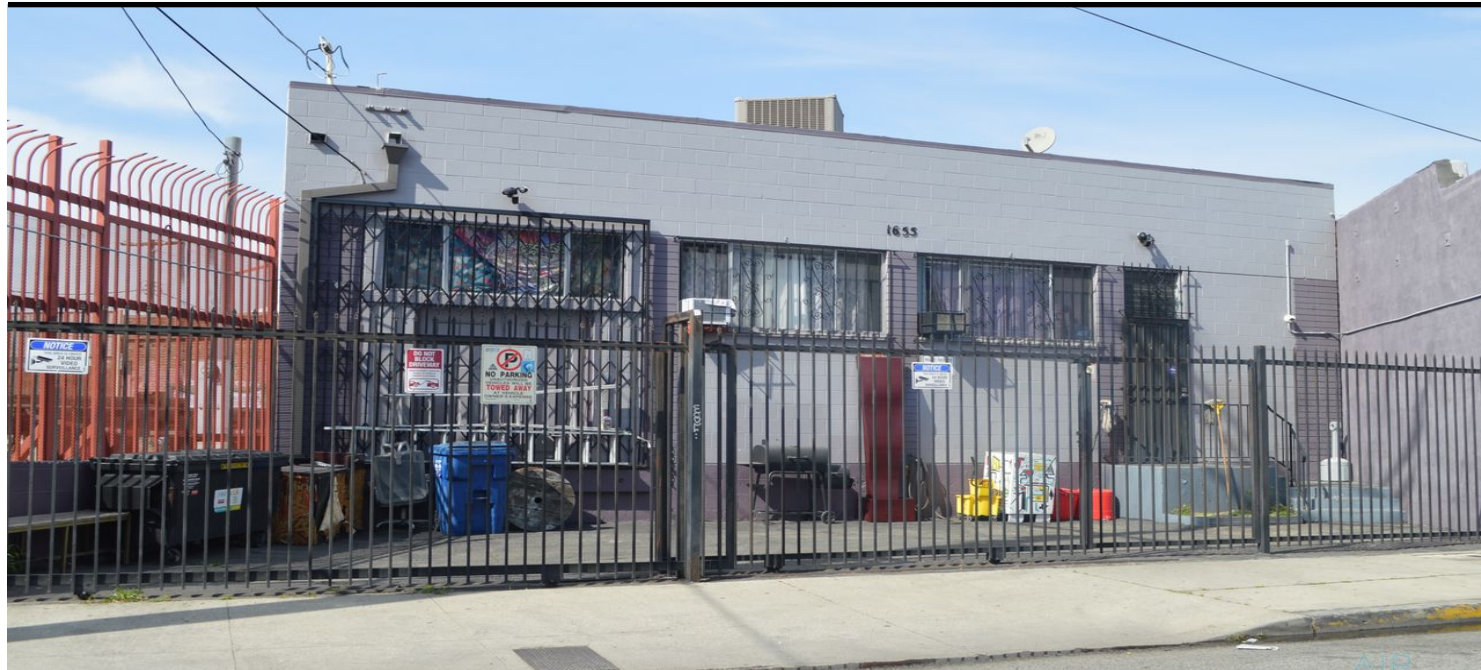


Available SF 2,480 SF

Industrial For Sale

Building Size 2,480 SF



**Address:** 1655 Compton Ave, Los Angeles, CA 90021

**Cross Streets:** Compton Ave/E Washington Blvd

Downtown Recording Studio  
 Completely Built Out  
 Fully Air Conditioned Facility  
 Close Proximity to Arts District, Fashion District, Fwy Hub & More!  
 Executive Washroom w/Shower

**Sale Price:** \$760,000.00  
**Sale Price/SF:** \$306.45  
**Available SF:** 2,480 SF  
**Prop Lot Size:** 0.08 Ac / 3,302 SF  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M2-2

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 1 / 6'x7'  
**A: 100 V: 240 O: 3 W: 3**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1964

**Office SF / #:** 2,000 SF / 4  
**Restrooms:** 2  
**Office HVAC:**  
**Finished Ofc Mezz:** 100 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** CBD  
**APN#:** 5129-010-008

**Whse HVAC:**  
**Parking Spaces: 3 / Ratio: 1.2:1**  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Listing Company:** Dorin Realty Company  
**Agents:** [Mark Whitman 213-627-0007](mailto:mwhitman@dorinrealty.com)

**Listing #:** 44717742  
**Notes:** Paved Yard. All details must be verified.

**Listing Date:** 04/16/2026

**FTCF:** CB000N000S300



**Mark Whitman**  
 mwhitman@dorinrealty.com  
 213-627-0007