

Available SF 9,352 SF

Industrial For Sale
Building Size 9,352 SF

Address: 3613 E 1 St & 121 N Townsend Ave, Los Angeles, CA 90063

Cross Streets: N Townsend Ave/E 1st St

High-Visibility, Prime Signage, Heavy Traffic Location
 Highly Versatile East LA 2-Bldg Commercial Portfolio
 Adjoined Bldgs- Retail & Storage w/ Dock-High Loading
 Private Parking Lot off Townsend w/ ±10 Parking Spaces
 Prime E. 1st St Frontage - BONUS Mezz SF (±1,100SF)
 Delivered Vacant (60 Days) - M2M Tenant Currently

Sale Price:	\$2,500,000.00	Sprinklered:	No	Office SF / #:	1,550 SF / 1
Sale Price/SF:	\$267.32	Clear Height:	13' - 16'	Restrooms:	2
Available SF:	9,352 SF	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Prop Lot Size:	0.32 Ac / 14,057 SF	DH Doors/Dim:	1	Finished Ofc Mezz:	0 SF
Taxes:	\$15,087 / 2024	A: 200 V: 125/250 O: W:		Include In Available:	No
Yard:	Fenced/Paved	Construction Type:	Concrete	Unfinished Mezz:	1,100 SF
Zoning:	LC-C3	Const Status/Year Blt:	Existing / 1938	Include In Available:	No
		Whse HVAC:	No	Possession:	COE
		Parking Spaces: 10 / Ratio:	1.1:1	Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Mixed Use	Market/Submarket:	Outlying Los Angeles
				APN#:	5232-014-013, 016

Listing Company: Lee & Associates

Agents: [Tony Naples 818-395-4373](mailto:tonynaples@lee-associates.com), [Mattison Behr 818-434-9116](mailto:mattison@lee-associates.com)
Listing #: 40537811

Listing Date: 06/10/2024

FTCF: CB000N000S000

Notes: Call brokers for commission information. Buyer to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer to obtain business license and confirm zoning and use prior to waiver of contingencies. Seller to verify all tax implications of the sale with the accountant or attorney of their choice.

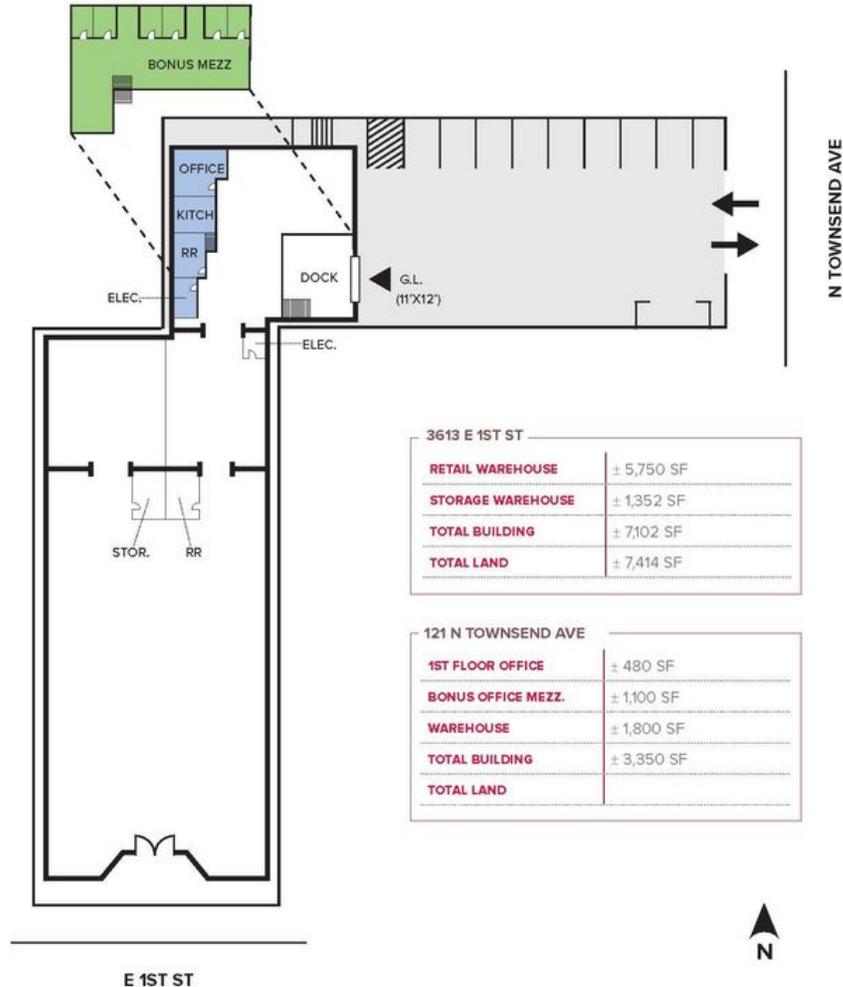


FOR SALE

±9,352^{SF} COMMERCIAL BLDGS ON ±14,057^{SF} OF LAND
 3613 E 1ST ST & 121 N TOWNSEND AVE | LOS ANGELES, CA 90063



SITE PLAN



3613 E 1ST ST	
RETAIL WAREHOUSE	± 5,750 SF
STORAGE WAREHOUSE	± 1,352 SF
TOTAL BUILDING	± 7,102 SF
TOTAL LAND	± 7,414 SF

121 N TOWNSEND AVE	
1ST FLOOR OFFICE	± 480 SF
BONUS OFFICE MEZZ.	± 1,100 SF
WAREHOUSE	± 1,800 SF
TOTAL BUILDING	± 3,350 SF
TOTAL LAND	

FOR MORE INFORMATION, PLEASE CONTACT



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