

## GARDENA AREA WAREHOUSE PROPERTY (LOS ANGELES COUNTY) FOR SALE \$1,950,000.00

8,924\* +/- SQ. FT. OF BUILDING ON 16,024\* +/- SQ. FT. OF LAND



**Perfect Owner/User!!!**

13413 S. BROADWAY, LOS ANGELES (COUNTY), CA 90061

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**

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DRE: 00966353

**Alex S. Paley**

[alex@paleycommercial.com](mailto:alex@paleycommercial.com)

DRE: 02073925

**Benjamin L. Paley**

[ben@paleycommercial.com](mailto:ben@paleycommercial.com)

DRE: 02074047

**(818) 343-3000**

\* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

## LOS ANGELES COUNTY WAREHOUSE-OFFICE PROPERTY FOR SALE

<b>LOCATION:</b>	13413 S. Broadway Los Angeles (County), Ca 90061 (Just North of W. 135 <sup>th</sup> Street)
<b>TENANCY:</b>	Property is Vacant
<b>BLDG. &amp; LOT SIZE:</b>	8,924 +/- square feet of building* 16,024 +/- square feet of land*
<b>A.P.N. #:</b>	6132-009-015
<b>PREVIOUS USE:</b>	Printing Company - Property Now Vacant
<b>PARKING:</b>	Twenty Five (25)* +/- On Site Spaces (Ample Street Parking Available as well)
<b>PRICE &amp; TERMS:</b>	\$1,950,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LCM1* - 1967*
<b>SIGNAGE:</b>	Excellent Signage Available
<b>COMMENTS:</b>	*Excellent Street Parking/Rear Fenced & Paved Yard *Built out with Offices & Storage *Excellent Access to 110, 105 & 91 Freeways *4 Loading Doors (2 in front and 2 in rear/1 door with dock in front) *High Power Capacity (Just completely redone) *Separate Office & Warehouse Restrooms *14' Foot Clearance* *One (1) part of the building was formally permitted as an H2 room

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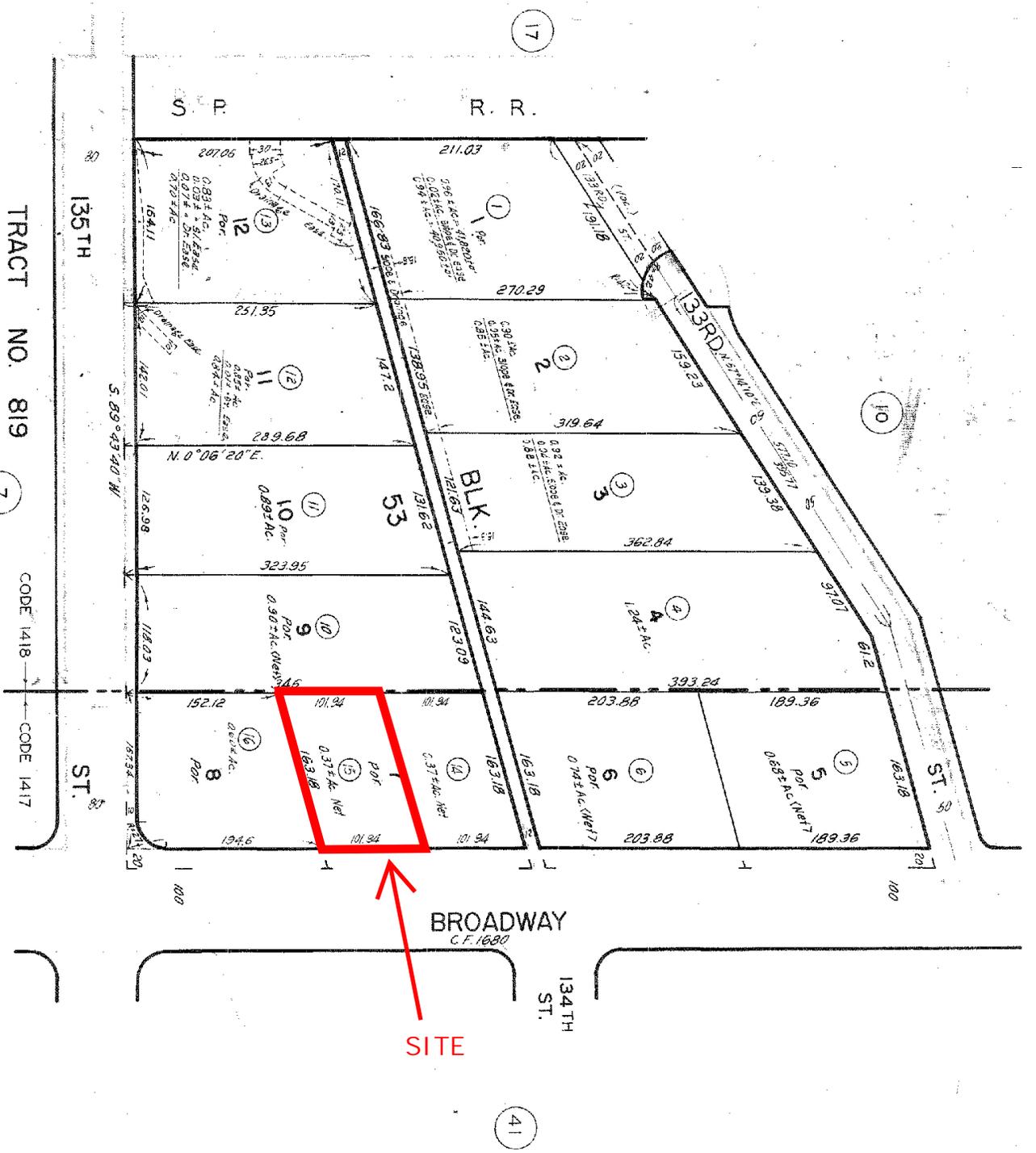
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13413 S. Broadway, Los Angeles County, Ca 90061



CODE  
1418  
1417  
FOR PREV. ASSM'T. SEE:  
6132-9

TRACT NO. 819  
M.B. 16-154-155

CODE 1418  
CODE 1417