



Available SF: 19,400

Total Building SF: 19,400



Address: 628-638 E 79th St, Los Angeles, CA 90001
Cross Streets: E 79th St / Avalon Blvd

Great Inexpensive User/Investor Property
Divisible into (3) Units: 7,800, 6,200 & 5,400 SQFT
638 Unit Includes Spray Booths
Well Distributed Airlines - Recently Upgraded
Sprinkler System - Well Distributed Power

Price/SF: \$103.09
Sale Price: \$2,000,000
Taxes: \$14,383, 2014
Available SF: 19,400
Cap Rate: --
Gross Income: --
Total Expenses: --
Net Oper. Income: \$0
Prop Lot Size: 20,909 SF / .48 AC
Yard: Fncd/Pvd
Zoning: LAR4

Construction Type: Brick/Block
Const Status/Year Blt: EXIST / 1927R61
Sprinklered: Yes
Ground Lvl Drs/Dim: 4 / 10X14; 10X10; (2) 9X9
Dock High/Dim: 0 / --
Clear Height: 12 - 16
Heat/Cool: Unknown
Roof Type: --
A: 200 V: 240/240 Ø: 3 W: 3
Parking Spaces: 4 /Bldg Ratio: 0.2:1
Rail Service: No
Specific Use: Light Industrial

Office SF / #: 2,040 / 5
Restrooms: 4
Office Air: -- **Office Heat:** --
Finished Ofc Mezz: 680 SF
Include In Available: Yes
Unfinished Mezz: 240 SF
Include In Available: No
Possession: COE
To Show: Call Agent
Region: LA Central/Outside Submarket Area
Thomas Guide: 704-D1
APN#: 6029001004

Listing Company: Dorin Realty Company - Los Angeles (213) 627-0007

Agents: Mark Whitman (213) 627-0007x 124

Property/Listing/Ste #: 823255/1160277

Listing Date: 01/19/2015

FTCF: CB000N000S250

Notes: Buyer to verify all information. Interior truck well could be added. Two additional 240 V, 1ph SVCS. 628 E 79th is 16' CL.

