

Industrial Properties



ADVISORS

Lic# 01929798

Rampart Village Industrial Building FOR SALE



**3680 Beverly Boulevard
Los Angeles, CA 90004**

Unique Opportunity for Owner/User.

Prepared by:

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3680 Beverly Boulevard Los Angeles, CA 90004

Sale Price: \$5,500,000

OFFERING SUMMARY:

Located on busy Beverly Boulevard, the property is in the midst of prospering areas of Los Angeles such as Silver Lake, Echo Park, Korea Town and Downtown Los Angeles. This two-story building is currently used for manufacturing but can be adapted for many uses ranging from office to class room space. This is a tremendous opportunity for any business owner looking to operate or expand in one of the most sought after areas of Los Angeles.

BUILDING DESCRIPTION:

Available: ±16,020
Typical Floor Size: ±8,010
Land Size: ±21,051
Parking: 2/1,000 SF (33 spaces)
Zone: LAM1
Year Built: 1992

BUILDING DESCRIPTION:

- Great visibility on Beverly Boulevard
- Two-story, building, zoned for light-manufacturing
- Elevator Served
- High Speed Fiber Internet
- Property is secured by iron fence with automated gate
- Easy access to the 101 Freeway and walking distance to Vermont/Beverly metro stop
- Close proximity to Hollywood, Sunset Boulevard, Downtown LA, Dodger Stadium, Echo Park, Silver Lake, and Korea Town

Plat Map



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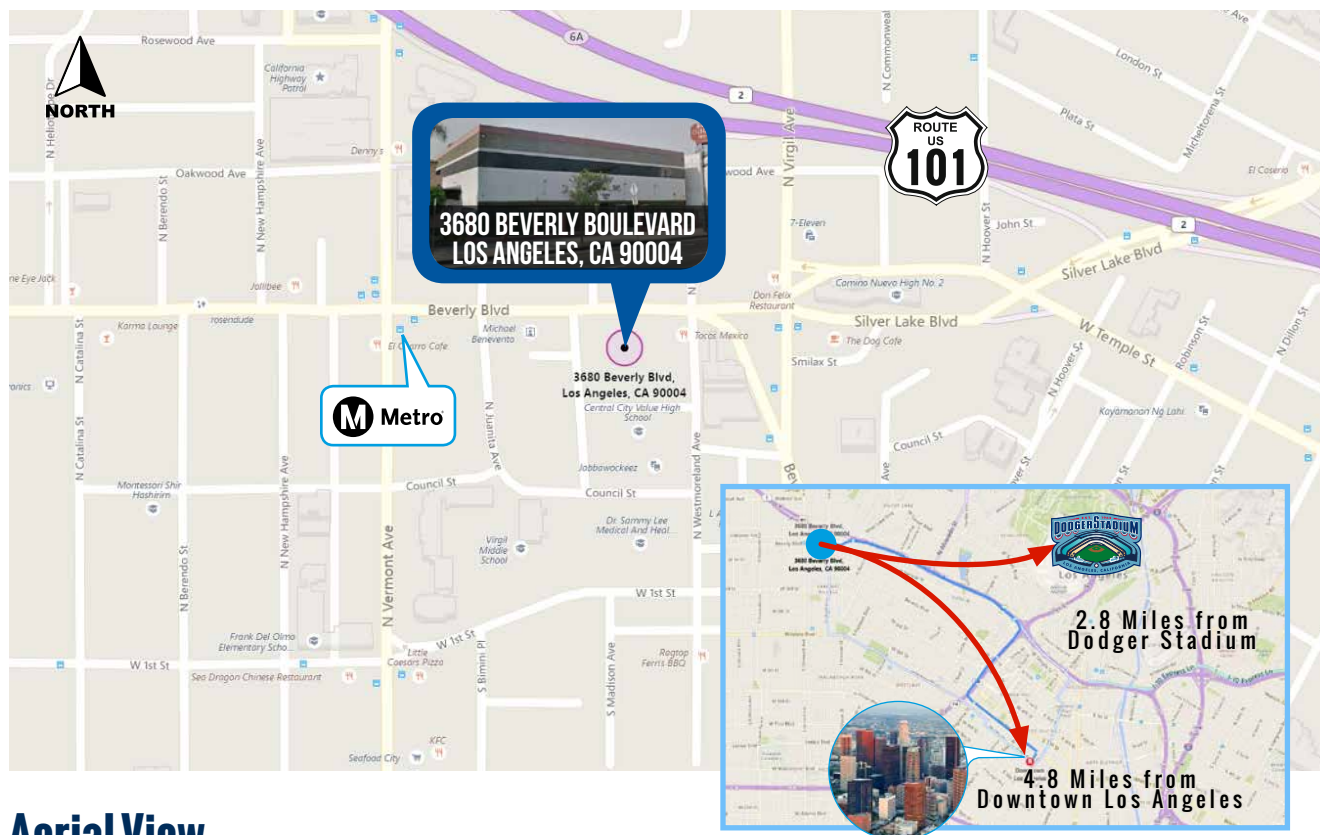
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Mapping:

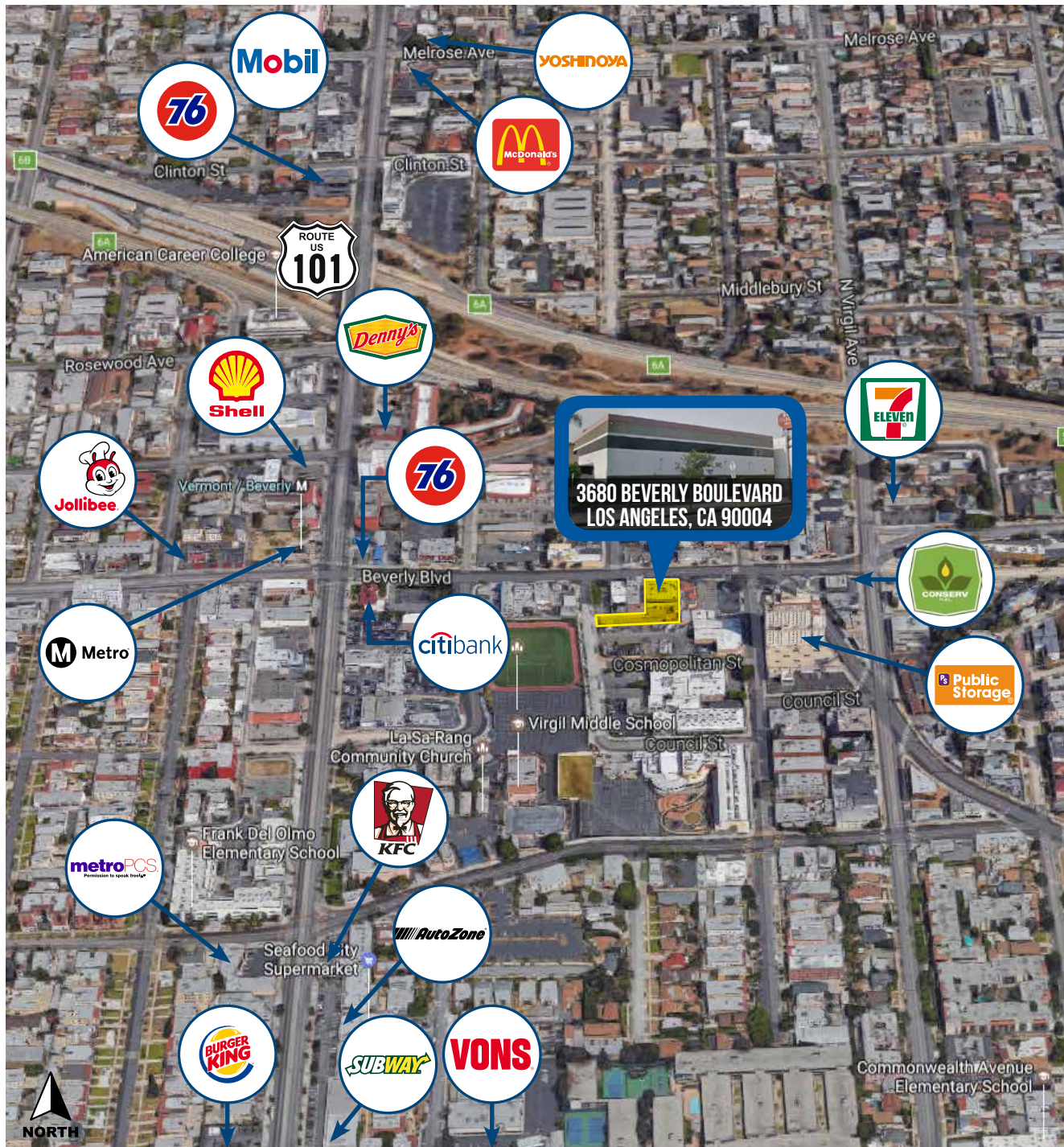
Local Map



Aerial View



Amenities Map:



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