



## 1915 S Santa Fe Ave. Los Angeles, CA 90021

### FEATURES

- Gated Yard
- 1 Ground Level
- Infill Location
- Opportunity Zone
- Financing Options

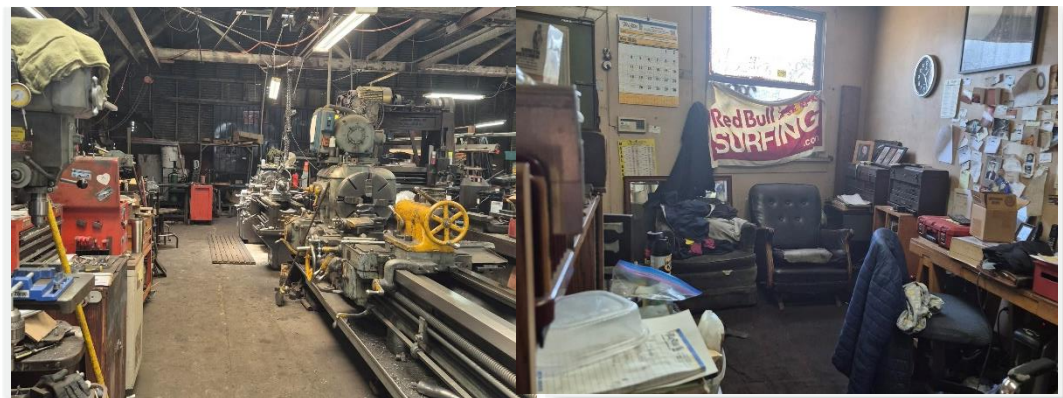
Asking Price  
\$950,000

Built in 1923, the single-story concrete structure spans approximately **3,040–3,394 square feet** on a 5,320–5,663 square foot lot (buyer to verify exact measurements). It features an impressive **19-foot ceiling height**, one (1) grade-level drive-in door, and four (4) on-site parking spaces. The property is currently operated as a long-established machine shop (Eric Machinery), demonstrating its proven suitability for heavy industrial and manufacturing uses. **Zoning & Uses Zoned LAM3** (Heavy Industrial), this property permits a broad range of intensive uses, including automotive repair, manufacturing, machining, fabrication, processing, and related industrial operations. The M3 zoning provides maximum flexibility with minimal residential restrictions.

### PRESENTED BY

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### COMMERCIAL | RESIDENTIAL | PROPERTY MANAGEMENT

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