

# Industrial For Sale - Active

**Available SF:** 3,930  
**Total Building SF:** 3,930



**Address:** 1460 Bonnie Beach Pl, Los Angeles, CA 90023  
**Cross Streets:** Triggs St/

**Small Building - \$130/Sq.Ft.**  
**Good Parking (Up To 6 Cars) - M2 Zone**  
**Unincorporated L.A. County - No Gross Receipts Tax**  
**Quick 5 Fwy Access At Olympic, Telegraph Rd**

**Price/SF:** \$130.03  
**Available SF:** 3,930  
**Const Status/Yr Blt:** Existing/1947  
**Region:** LA Central  
**Zoning:** LC M2  
**Ground Level Drs:** 2 / 9x10.5, 9x9.5  
**Sprinklered:** No  
**Finished Ofc Mezz:** No  
**Include In Avail:** No  
**Rail Service:** No

**Sale Price:** \$511,000  
**Office SF / #:** 525 / 2  
**Construction Type:** Steel Frame  
**Specific Use:** Incubator  
**Lot Size:** 6,416 SF / 0.15 AC  
**Dock High:** 0  
**Yard:** Yes - Paved  
**Unfinished Mezz:** No  
**Include In Avail:** No  
**Heat/Cool:** None

**Taxes:** \$0.84/sf, Yr 2009  
**Parking:** Ratio: 0.5:1 / Spaces: 2  
**Thomas Guide:** 635-E2  
**APN #:** 5241-022-003  
**Clear Height:** 12  
**Amps:** 200  
**Volts:** 110/240  
**Phase:** 3 **Wire:** 3  
**Office Air:** No **Office Heat:** No  
**To Show:** Call Agent

**Listing Company:** The Heger Company-Los Angeles (323) 727-1144  
**Agents:** William Joseph (323) 727-1144 x119  
**Property ID/Listing #:** 700440/327180

**Listing Date:** 11/05/2009

**FTCF:** AP000N000S250/AOAA

**Notes:** Sale Terms: All Cash at COE. 3 electric meters. Buyer to verify power & all other property data; accuracy not guaranteed. Driveway to north of bldg is not part of the prop. Structural, electrical & other encroachments on north & rear sides of prop.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

