

Top-Floor South Facing Loft Toy Factory Building in Arts District



1855 Industrial St #707, Arts District | \$979,000 | ToyFactoryLoftsLA.com
1 bd | 1 ba | 1,486 sq ft

A master class in curated energetic space, this top floor, south facing loft in the historic Toy Factory building offers the quintessential Arts District experience. As featured on the cover of DTLA News' "Art of the Loft" article, nearly 1,500 square feet of open concept living showcase the muscular, original elements of the 100-year-old manufacturing plant: expansive original steel factory windows, concrete pillars, polished concrete aggregate floors, exposed ducting, and massive volumetric spaces. An ideal residence for artists, collectors, musicians, and other creative souls, with endless expanses of gallery/display and work space. Extensive custom hidden storage, a 2 ft. raised bedroom zone with a fleet of deep roll-out drawers, full bath with dual vanities, laundry inside the unit, and a flexible den or office (possible second bedroom) with custom pocket doors complete the space. The HOA features a rooftop pool just one level above the unit, with dramatic skyline views and a fire pit lounge, and a community garden space. Additional perks of this offering include controlled access, fully outfitted on-site gym and one dedicated parking spot (plus ample public parking across the street), conveniences that let you relax, entertain friends and family, and enjoy your home. HOA dues are \$965/month and include a doorman, water, trash, sewer, and building amenities. The lively Flamingo Bar and a bodega/convenience shop located on the first floor provide food, drink, and sundries at your fingertips. And close by, great dining from Camelia restaurant to Bestia, Urth, Girl and the Goat, Bavel, and more, plus shopping and neighborhood landmarks, including the forthcoming Sixth Street PARC - 12 acres of green space, art installations, and gathering areas along the LA River. Not to be missed!



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1855 Industrial St #707

Los Angeles, CA 90021

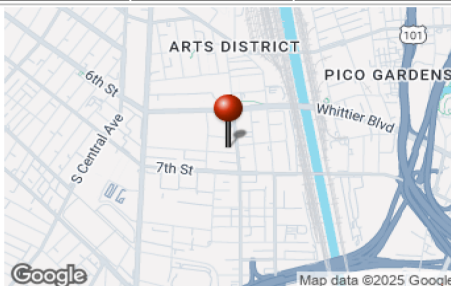
1
BedsBaths 1.00
(1F 0T 0H 0Q)1,486 Sqft
Assessor

Condo/Co-op

LP \$979,000



Active



| | |
|---------------------|-------------------|
| Area | 23 Metropolitan |
| Subdivision | |
| List Price Per Sqft | \$658.82 |
| Lot Size | 42,628/Assessor |
| HOA Fee 1 & 2 | \$965.12(Monthly) |
| MLS# | 25596519 |
| APN | 5164-012-130 |

Directions: Arts District: North of 7th St, East of Alameda St, West of S Santa Fe Ave, South of 6th St

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| Community/Development | | Structure Info | | Contract Info | |
|----------------------------|--|-------------------|-----------------------------|---------------------|------------------------|
| Tax Mello Roos | No | Year Built/Source | 1923/Assessor | List Price | \$979,000 |
| Complex/Assoc Name | Toy Factory Lofts | Stories | 7 | List Date | 09-23-2025 |
| Pets Allowed/Rules | Yes/Assoc Pet Rules | Building Type | Loft, Condominium, Attached | Orig List Price | \$979,000 |
| Highrise Amenities | Door Person, Entrance Lobby, Rooftop Swimming Pool, Trash Chute, Controlled Access, Rooftop Sky Deck | Units in Complex | 121 | Status Date | 09-23-2025 |
| Assoc Amenities | Sun Deck, Controlled Access, Fitness Center, Pool, Hot Water, Elevator | Unit Floor # | 7 | Change Date/Type | 09-23-2025/New Listing |
| Assoc Fees Include | Building and Grounds, Water and Sewer Paid | PUD | No | Sale Type | Standard |
| Community Features | Community Mailbox | Security | 24 Hour | Seller Concessions? | Yes |
| Pending HO Asmt | | View | City Lights | Co-Ownership | No |
| Rental Restrictions | Yes | Style | Architectural | | |
| Short Term Rentals | No | | | | |
| Short Term Rental Duration | | | | | |

| Land/Lot Info | | Parking Details | |
|---------------------|-----------------|------------------|----------------------------|
| Zoning | LAM3 | Parking Type | Assigned, Community Garage |
| Land Type | | Total Spaces | 1 |
| Land Lease Purchase | No | Covered Spaces | 1 |
| Special Zone | Property Report | Uncovered Spaces | |
| Horse Property | No | Garage Spaces | 1 |
| | | Carport Spaces | |

| Interior Features | | Exterior Features | |
|----------------------|---|-------------------|------------------|
| # Fireplaces/Details | None | Pool | Association Pool |
| Furnished | Unfurnished | Spa | None |
| AC/Cooling | Air Conditioning, Central | Tennis/Courts | None |
| Heating | Central | Patio | None |
| Laundry | In Unit | Roofing | |
| Equip/Apppl | Washer, Range/Oven, Dishwasher, Dryer, Garbage Disposal, Refrigerator | | |
| Flooring | Stained Concrete | | |

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738

scan for more info



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