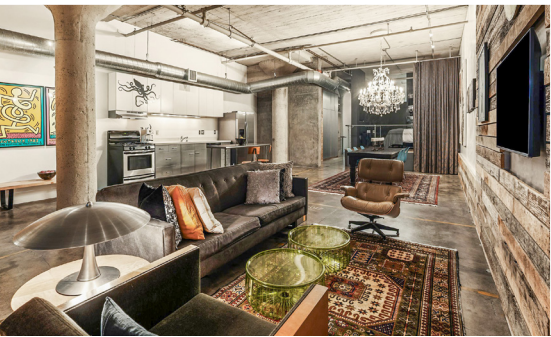


# Top-Floor South Facing Loft Toy Factory Building in Arts District



1855 Industrial St #707, Arts District | \$749,000 | [ToyFactoryLoftsLA.com](http://ToyFactoryLoftsLA.com)

1 bd | 1 ba | 1,486 sq ft

Offering monumental scale and industrial design, this top-floor, south-facing loft in the historic Toy Factory building offers a genuine Arts District experience. An ideal residence for artists, collectors, musicians, or anyone seeking a true loft experience, with expansive gallery/display and work space -- nearly 1,500 square feet of open-concept living -- coupled with honest expression of architectural materials and elements. An expansive bank of steel windows, concrete pillars, polished concrete aggregate floors, exposed ducting and soaring ceilings woven together to create an inviting space that is dramatic in scale, volume and inherently flexible. Inventive and efficient features include substantial hidden/built in storage, floor-to-ceiling curtained mezzanine bedroom zone, full bath with dual vanities, in-unit laundry, and a den or office (possible second bedroom) with custom corner pocket doors. 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 building perks include controlled access, fully outfitted on-site gym and one dedicated parking spot with EV Charging Installed (plus ample public parking across the street), conveniences that let you relax, entertain friends and family, and enjoy your home. HOA dues are \$994/month and include a doorman, water, trash, sewer, and building amenities. The lively Flamingo Bar, award-winning restaurant Camelia and Joe's bodega/convenience shop located on the first floor provide food, drink, and sundries at your fingertips. And close by, great dining from Girl and the Goat, Bavel, Urth, 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!



PETER MAURICE 310.623.8819  
TREGGRUSTAD 310.623.8825



**1855 Industrial St #707**  
Los Angeles, CA 90021

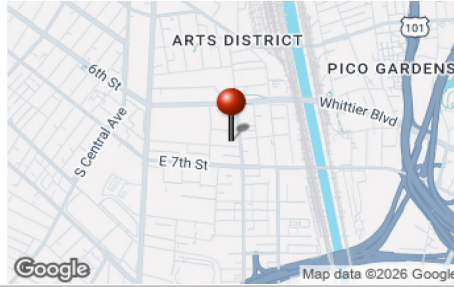
**1**  
Beds

**Baths 1.00**  
(1F 0T 0H 0Q)

**1,486 Sqft**  
Assessor

Condo/Co-op  
**LP \$749,000**

**Active**



<b>Area</b>	23 Metropolitan
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$504.04
<b>Lot Size</b>	42,628/Assessor
<b>HOA Fee 1 &amp; 2</b>	\$994.02(Monthly)
<b>MLS#</b>	26827959
<b>APN</b>	5164-012-130

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

**Remarks:** Offering monumental scale and industrial design, this top-floor, south-facing loft in the historic Toy Factory building offers a genuine Arts District experience. An ideal residence for artists, collectors, musicians, or anyone seeking a true loft experience, with expansive gallery/display and work space -- nearly 1,500 square feet of open-concept living -- coupled with honest expression of architectural materials and elements. An expansive bank of steel windows, concrete pillars, polished concrete aggregate floors, exposed ducting and soaring ceilings woven together to create an inviting space that is dramatic in scale, volume and inherently flexible. Inventive and efficient features include substantial hidden/built in storage, floor-to-ceiling curtained mezzanine bedroom zone, full bath with dual vanities, in-unit laundry, and a den or office (possible second bedroom) with custom corner pocket doors. 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 building perks include controlled access, fully outfitted on-site gym and one dedicated parking spot with EV Charging Installed (plus ample public parking across the street), conveniences that let you relax, entertain friends and family, and enjoy your home. HOA dues are \$994/month and include a doorman, water, trash, sewer, and building amenities. The lively Flamingo Bar, award-winning restaurant Camelia and Joe's bodega/convenience shop located on the first floor provide food, drink, and sundries at your fingertips. And close by, great dining from Girl and the Goat, Bavel, Urth, 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!

Community/Development	
<b>Tax Mello Roos</b>	No
<b>Complex/Assoc Name</b>	Toy Factory Lofts
<b>Pets Allowed/Rules</b>	Yes/Assoc Pet Rules
<b>Highrise Amenities</b>	Door Person, Entrance Lobby, Rooftop Swimming Pool, Trash Chute, Controlled Access, Rooftop Sky Deck
<b>Assoc Amenities</b>	Sun Deck, Controlled Access, Fitness Center, Pool, Hot Water, Elevator, Fire Pit
<b>Assoc Fees Include</b>	Building and Grounds, Water and Sewer Paid, Trash Paid
<b>Community Features</b>	Community Mailbox
<b>Pending HO Asmt</b>	
<b>Rental Restrictions</b>	Yes
<b>Short Term Rentals</b>	No
<b>Short Term Rental Duration</b>	

Structure Info	
<b>Year Built/Source</b>	1923/Assessor
<b>Stories</b>	7
<b>Building Type</b>	Loft, Condominium, Attached
<b>Units in Complex</b>	121
<b>Unit Floor #</b>	7
<b>PUD</b>	No
<b>Security</b>	24 Hour
<b>View</b>	City Lights
<b>Style</b>	Architectural

Contract Info	
<b>List Price</b>	\$749,000
<b>List Date</b>	04-30-2026
<b>Orig List Price</b>	\$749,000
<b>Status Date</b>	04-30-2026
<b>Change Date/Type</b>	04-30-2026/New Listing
<b>Sale Type</b>	Standard
<b>Seller Concessions?</b>	Yes
<b>Co-Ownership</b>	No

scan for more info



Land/Lot Info	
<b>Zoning</b>	LAM3
<b>Land Type</b>	
<b>Land Lease Purchase</b>	No
<b>Special Zone</b>	Property Report
<b>Horse Property</b>	No

Parking Details	
<b>Parking Type</b>	Assigned, Community Garage, Electric Vehicle Charging Station(s)
<b>Total Spaces</b>	1
<b>Covered Spaces</b>	1
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	1
<b>Carpport Spaces</b>	

Interior Features	
<b># Fireplaces/Details</b>	None
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Air Conditioning, Central
<b>Heating</b>	Central
<b>Laundry</b>	In Unit
<b>Equip/Apppl</b>	Washer, Range/Oven, Dishwasher, Dryer, Garbage Disposal, Refrigerator
<b>Flooring</b>	Stained Concrete

Exterior Features	
<b>Pool</b>	Association Pool
<b>Spa</b>	None
<b>Tennis/Courts</b>	None
<b>Patio</b>	None
<b>Roofing</b>	

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 © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738



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