

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



1855 Industrial St #707, Arts District | \$839,000 | 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 \$994/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!



PETER MAURICE 310.623.8819
TREGG RUSTAD 310.623.8825

MR MAURICE
& RUSTAD
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1855 Industrial St #707

Los Angeles, CA 90021

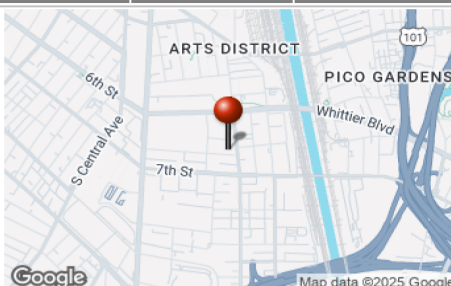
1
BedsBaths 1.00
(1F 0T 0H 0Q)1,486 Sqft
Assessor

Condo/Co-op

LP \$839,000



Active



Area	23 Metropolitan
Subdivision	
List Price Per Sqft	\$564.60
Lot Size	42,628/Assessor
HOA Fee 1 & 2	\$994.02(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	\$839,000
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	10-06-2025/Price Change
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



PETER MAURICE DRE# 01129738

310.623.8819 PETER@PETERMAURICE.COM

TREGGRUSTAD DRE# 01349144

310.623.8825 TREGG@TREGGRUSTAD.COM