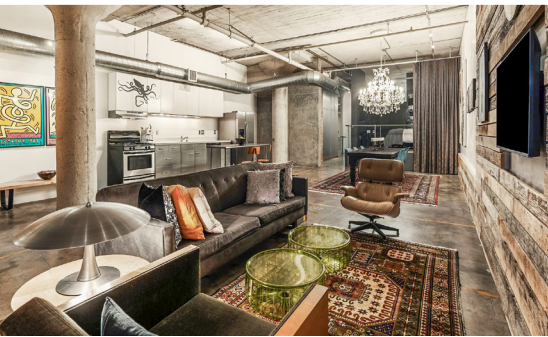


Top-Floor South Facing Loft Toy Factory Building in Arts District



1855 Industrial St #707, Arts District | \$699,000 | 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
TREGG RUSTAD 310.623.8825

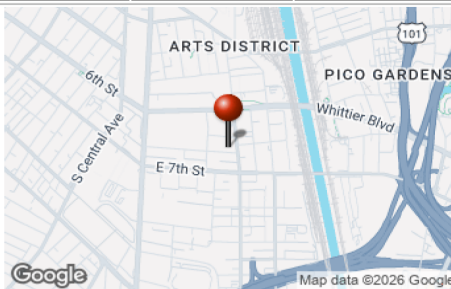
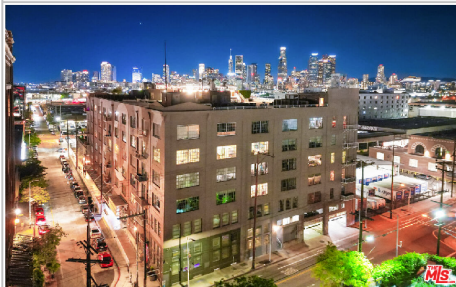
MR MAURICE
& RUSTAD
TRUST. EXPERIENCE.

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 \$699,000 ▼**Active**

Area	23 Metropolitan
Subdivision	
List Price Per Sqft	\$470.39
Lot Size	42,628/Assessor
HOA Fee 1 & 2	\$994.02(Monthly)
MLS#	26827959
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	
Tax Mello Roos	No
Complex/Assoc Name	Toy Factory Lofts
Pets Allowed/Rules	Yes/Assoc Pet Rules
Highrise Amenities	Door Person, Entrance Lobby, Rooftop Swimming Pool, Trash Chute, Controlled Access, Rooftop Sky Deck
Assoc Amenities	Sun Deck, Controlled Access, Fitness Center, Pool, Hot Water, Elevator, Fire Pit
Assoc Fees Include	Building and Grounds, Water and Sewer Paid, Trash Paid
Community Features	Community Mailbox
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	

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

Contract Info	
List Price	\$699,000
List Date	04-30-2026
Orig List Price	\$749,000
Status Date	04-30-2026
Change Date/Type	07-29-2026/Price Change
Sale Type	Standard
Seller Concessions?	Yes
Co-Ownership	No

scan for more info



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

Parking Details	
Parking Type	Assigned, Community Garage, Electric Vehicle Charging Station(s)
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carport Spaces	

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

Exterior Features	
Pool	Association Pool
Spa	None
Tennis/Courts	None
Patio	None
Roofing	

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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