

**Nordine Realtors**  
 2629 Manhattan Avenue #290  
 Hermosa Beach, CA 90254  
 310-379-8800 Fax 310-379-5220 Fax On Demand 310-937-4742

STATUS: [Active](#)ADDRESS: [226 S MARKET ST , INGLEWOOD ,CA 90301](#)LP: [\\$475,000](#)[Add'l Photos](#)[Larger Map](#) [Aerial Map](#) [Plat Map](#)**COMMERCIAL RETAIL**

LOT SF: 7400  
 TOT SF: 8120  
 % OCCUP: 0  
 YEAR BUILT: 1937  
 LEASE TERM: 0  
 RENTABLE Y/N: No  
 UTILITIES: Landlord  
 SPRK Y/N: No  
 BLDG NAME: Miracle Theater  
 PREV USE: Movie Theater  
 USABLE Y/N: No  
 IMP % TAX:  
 OTHER EXP:

AREA: (1505) Inglewood North  
 #FLRS TOT: 1  
 MIN SF: 8120  
 LR MTH: 0  
 LR MDG Y/N: No  
 RNT ADJ: 0  
 LOAD %: 0  
 JANITOR: Landlord  
 TI ALLOW: no  
 #ELEVS: 0  
 NET OP iNC: 0  
 REPMINT EXP:  
 #PRKING SPC: 7

MLS#: 10-424941  
 #FLRS AVAIL: 1  
 OFF SF: 8120  
 LR SF: 0  
 POSS: COE  
 3PRTY RIGHTS: No  
 GR RNT MULT: 8  
 AIR COND: Landlord  
 CONST: Block  
 PUBREC USE: THEATER, THEATRE  
 ANN GR INC: 0  
 CAP RATE: 0.00  
 LNDSCP EXP:  
 SALE/LEASE: Sale

MAP: [703/C2](#)  
 FLR SF: 8120  
 RET SF: 8120  
 LR FSG Y/N: No  
 INSUR EXP:  
 \$/SF: 58.50  
 TRIPLE NETS: 0  
 #SPACES: 0

APN: [4021-013-014](#)  
 RE TAXES: 0  
 ADD PARCEL#:  
 LR NET: No  
 CAM FEES \$ 0  
 USABLE Y/N: No  
 INSURANCE: Landlord  
 COST PER SPACE: 0  
 ZON: INC1\*  
 VAC RESRV: 0  
 PRETAX INC: 0  
 MGMNT EXP:

**DIRECTIONS:** Manchester and Market

**REMARKS:** Assessed at 902K. In default, priced accordingly. The Miracle Theater, a 1937 art deco movie theater in the heart of Market street. Best location in Inglewood. Zoned INC1, can be used as house of worship, retail, sound studio, community theater, event space, club, etc. (Call for list of uses & regulations). Approx 22' ceilings, approx 400 seats, huge stage, lobby, concession area. Tax says 6527sqft, but taped @ 8120. 6 car parking in rear. Las used as a house of worship. This is a steal. [Private Remarks](#) [Report a Violation](#)

LP: \$475,000  
 OLP: \$499,000

DOM: 32

LD: 02/01/2010  
 CD:

SP:  
 SD:

SSP:  
 WD:

BLOG Y/N: Yes  
 AVM Y/N: Yes

LA1: [Leo Nordine](#)

LA1#: 310-379-8800

LA1 CELL:

LA1 OTHER:

LA2:

LA2#:

LA2 CELL:

LA2 OTHER:

LA1 EMAIL: [nordine@nordine.com](mailto:nordine@nordine.com)

LA2 EMAIL:

LO1: Leo Nordine Realtors

LO1#: 310-379-8800

LA1 FAX#: 310-379-5220

LO2:

LO2#:

LA2 FAX#:

CSO: 2.5%

LT: ER

LBA: Yes

BAC: Yes

LS: No

EO: No

PROBATE:

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