7301-7305 MELROSE AVE LOS ANGELES, CA 90046

MIXED USE BUILDING FOR SALE



CLYDE CLIFFORD Principal 805.490.0959 cclifford@lee-re.com DRE# 02073794 BRETT SAUNDERS Principal 818.581.7061 bsaunders@lee-re.com DRE# 0199101 MIKE TINGUS President 818.223.4380 mtingus@lee-re.com DRE# 01013724



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID#0119189

7301-7305 MELROSE AVE | OVERVIEW

SALE PRICE \$4,800,000 (+/- \$729 PSF)

PROPERTY HIGHLIGHTS

PRIME WEST HOLLYWOOD LOCATION

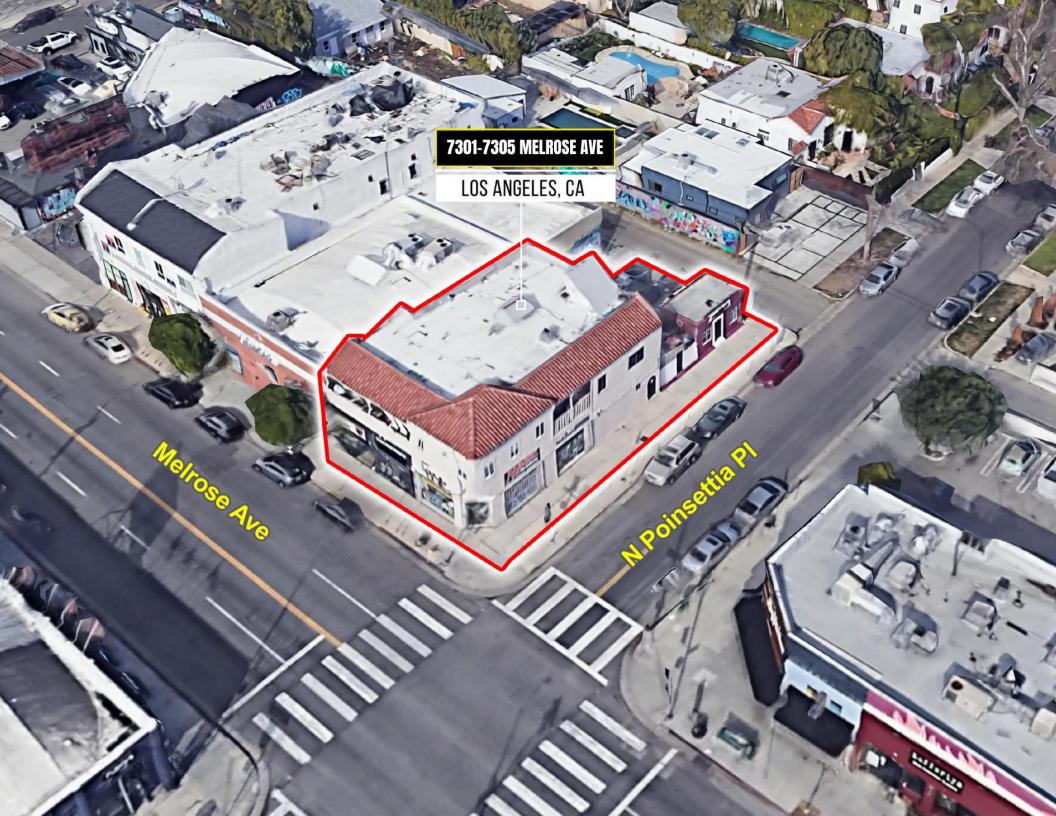
UNIQUE MIXED USE OPPORTUNITY

INVESTOR/ OWNER USE

RARE RETAIL OPPORTUNITY

LOCATION:	7301 - 7305 Melrose Ave Los Angeles, CA 90046	
BUILDING:	6,587 SF	
APN:	5562-008-025	
ZONING:	LAC4	
YEAR BUILT:	1925	
INCOME:	\$168,900 ANNUAL GROSS INCOME	
PARKING:	5 spaces	

FIRST FLOOR (RETAIL)		SECOND FLOOR (APARTMENTS)	
7301 W MELROSE:	Approx. +/- 1,200 SQ FT	UNIT #1	Approx. 700 SF
7303 W MELROSE:	Approx. +/- 1,100 SQ FT	UNIT #2	Approx. 700 SF
7305 W MELROSE:	Approx. +/- 800 SQ FT	UNIT #3	Approx. 700 SF
		UNIT #4	Approx. 700 SF



7301-7305 MELROSE AVE | AERIAL



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