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

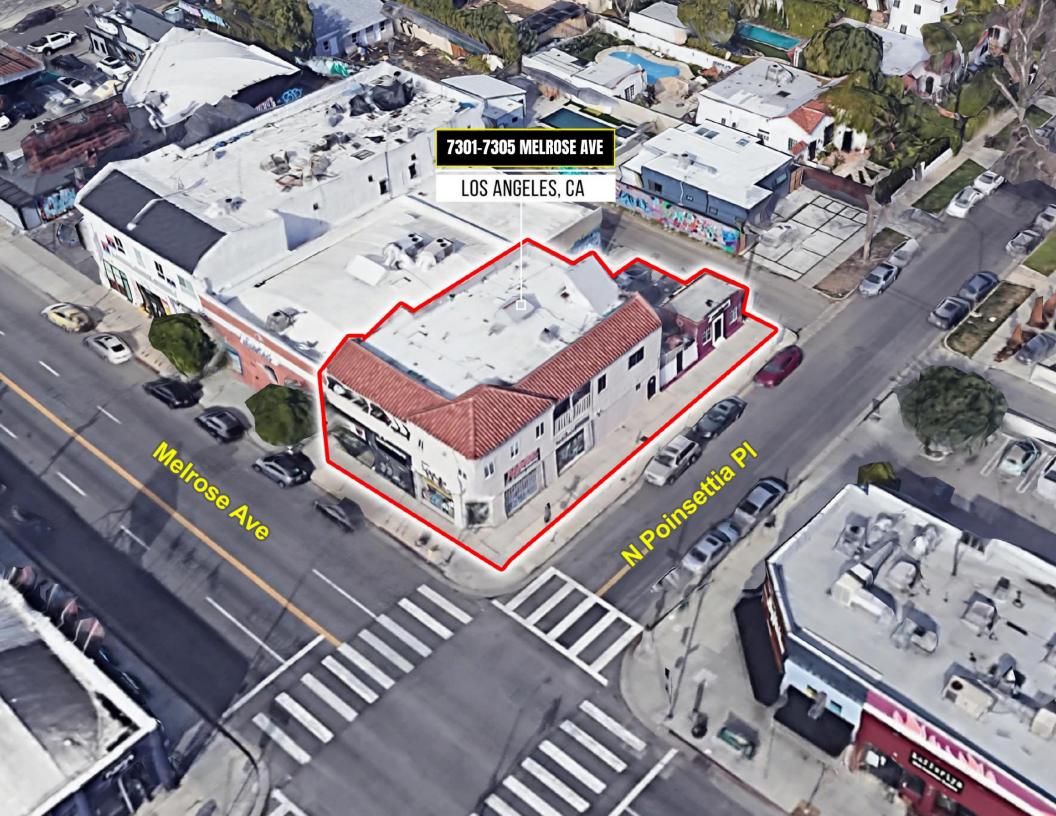
UNIQUE MIXED USE OPPORTUNITY

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



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#01191898

