

7301-7305 MELROSE AVE
LOS ANGELES, CA 90046

**MIXED USE BUILDING
FOR SALE**



CLYDE CLIFFORD
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

PROPERTY PROFILE

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)

7301 W MELROSE: Approx. +/- 1,200 SQ FT

7303 W MELROSE: Approx. +/- 1,100 SQ FT

7305 W MELROSE: Approx. +/- 800 SQ FT

SECOND FLOOR (APARTMENTS)

UNIT #1 Approx. 700 SF

UNIT #2 Approx. 700 SF

UNIT #3 Approx. 700 SF

UNIT #4 Approx. 700 SF

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LOS ANGELES, CA

Melrose Ave

N Poinsettia Pl



7301-7305 MELROSE AVE | AERIAL



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