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



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

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

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

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

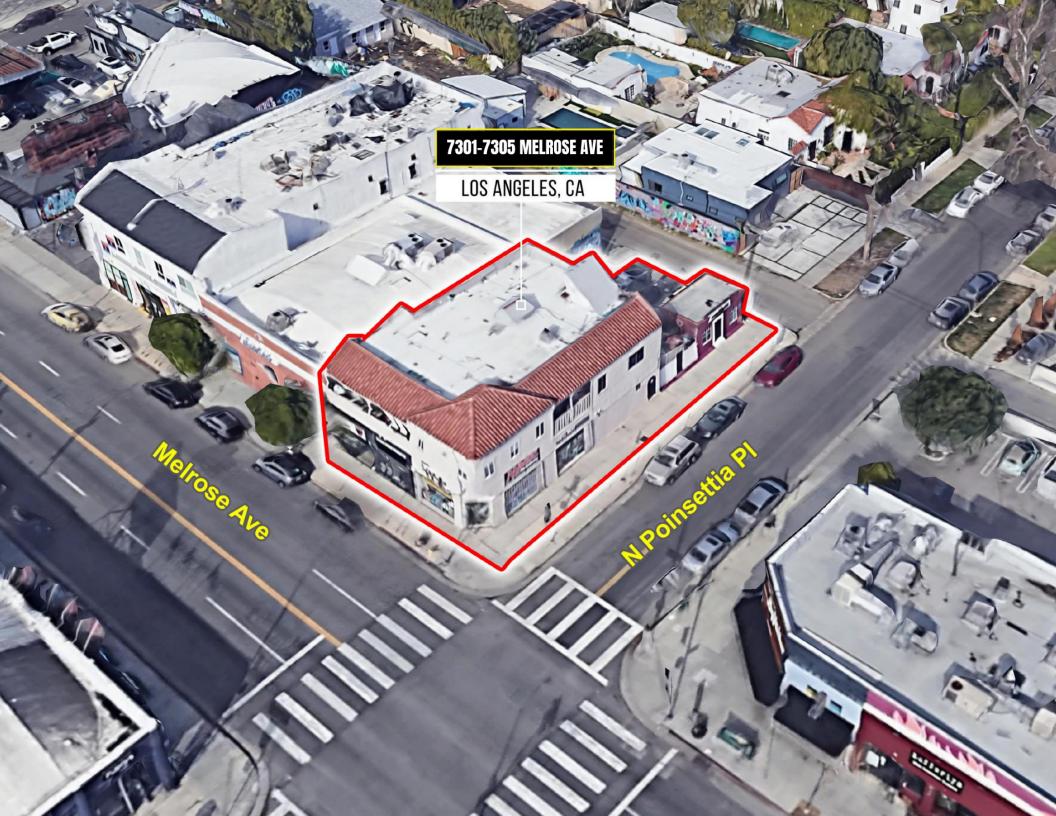
SECOND FLOOR (APARTMENTS)

UNIT #1 Approx. 700 SF

UNIT #2 Approx. 700 SF

UNIT #3 Approx. 700 SF

UNIT #4 Approx. 700 SF



7301-7305 MELROSE AVE | AERIAL



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