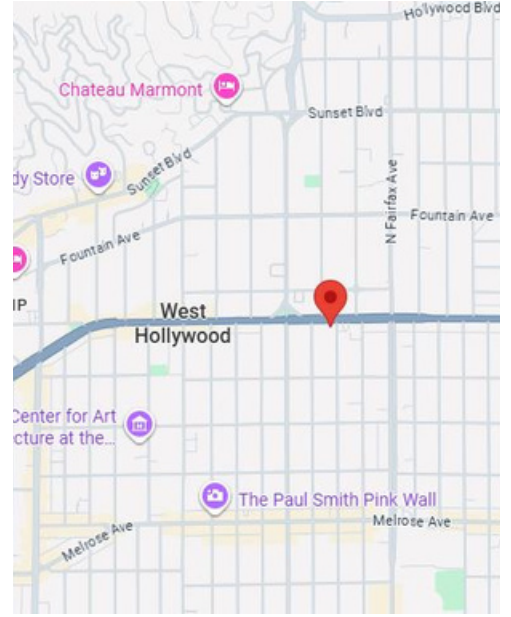




WEHO RETAIL/OFFICE FOR SALE



SCOTT BRISCOE
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**ESTATE PROPERTIES
INVESTMENT GROUP**
MANHATTAN BEACH

Prime commercial retail and office building situated in the central area of WEHO. This updated structure features two generously sized units with versatile layouts, along with an outdoor yard space. Both tenants currently occupy the units under short-term lease agreements. A remarkable opportunity for investors looking for a property with significant growth potential in a lively and dynamic neighborhood experiencing ongoing developments.

Property Type: Retail / Office

Units: (2) Two

Leased: 100%

Total Space / Lot Size: 2,552 Sq. Ft. / 5,663 Sq.Ft.

Zoning: WDC2A*

Year Built: 1924

Price: \$2,400,000

Price/Sq.Ft. \$940.44

7974-7976 Santa Monica Blvd.
West Hollywood, CA 90056

