

FOR SALE

6820

BEN AVENUE

NORTH HOLLYWOOD, CA 91605

MULTIFAMILY



STRATTONCRE.COM



6820 BEN AVENUE

NORTH HOLLYWOOD, CA 91605

FOR SALE

\$1,675,000.00

ALL CASH OR
CASH TO NEW LOAN



Daniel Stratton

Vice President of Sales - DRE #01986597

Cell: 661-414-6364

Daniel@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





OFFERING SUMMARY

6820 BEN AVENUE

MULTIFAMILY FOR SALE

Stratton Commercial Real Estate is pleased to present 6820 Ben Ave, a well located multi-tenant property offered for sale in the North Hollywood submarket of Los Angeles. The two-story building is situated on a ±8,032 square foot lot and encompasses ±6,516 square feet of gross and living area. The property is fully gated, providing controlled access and enhanced security, and includes on-site parking with a functional layout that supports efficient circulation throughout the site.

The building features a durable concrete structure with an exterior-corridor design that allows individual unit access. Upper-level units benefit from private balconies, and the overall configuration promotes natural light and a practical flow across both levels. The understated façade, complemented by mature landscaping along the perimeter, presents a clean residential aesthetic while supporting long-term usability.

Positioned on a quiet residential street, the property enjoys proximity to major transportation corridors, employment centers, and the amenities of North Hollywood and the surrounding San Fernando Valley. Its central location, favorable lot size, and existing improvements contribute to its appeal as a well-established presence in a supply-constrained Los Angeles market.

For more information or to schedule a private tour, please contact Daniel Stratton.

AVAILABLE SQ.FT	6,516±
APN	2321-023-013
ZONING	LARD1.5



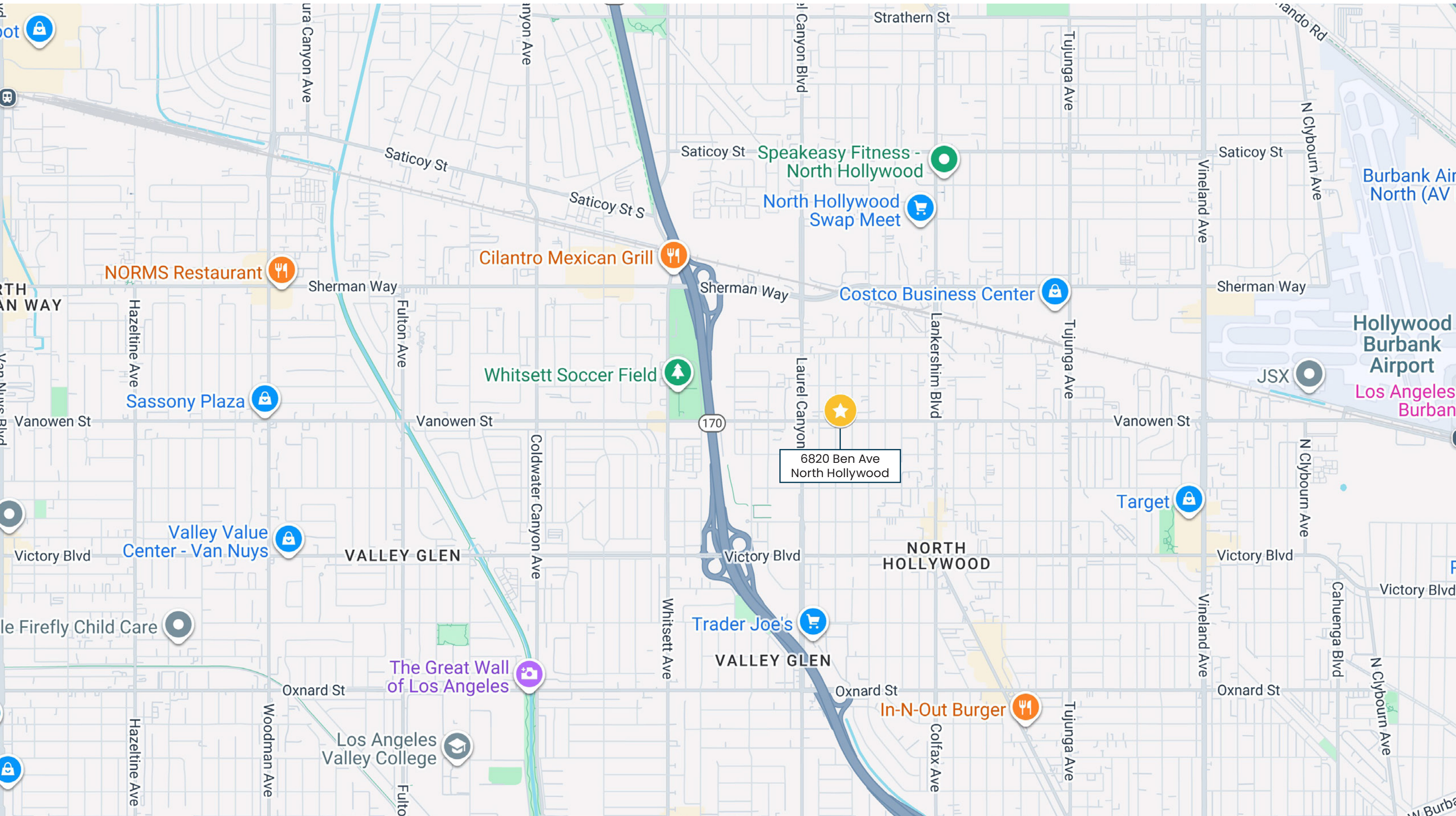


6820 BEN AVENUE RENT ROLL

APT	TENANT	BEDROOM	BATH	GROSS RENT
Apt. 1	Tenant A*	2 bedrooms	1 bath	—*
Apt. 2	Tenant B*	1 bedroom	1 bath	—*
Apt. 3	Tenant C*	2 bedrooms	1 bath	—*
Apt. 4	Tenant D*	1 bedroom	1 bath	—*
Apt. 5	Tenant E*	2 bedrooms	1 bath	—*
Apt. 6	Tenant F*	1 bedroom	1 bath	—*
Apt. 7	Tenant G*	2 bedrooms	1 bath	—*
Apt. 8	Tenant H*	2 bedrooms	1 bath	—*

*Contact Listing Broker for Complete Rent Roll

\$12,414.00
TOTAL



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MULTIFAMILY - FOR SALE

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