

FOR SALE

40-UNIT MULTI-FAMILY OPPORTUNITY

Renovated Units | Brentwood Location

11649 Mayfield Avenue, Los Angeles, CA 90049



PROPERTY OVERVIEW

LIST PRICE: \$ 13,500,000 (\$ 1,242/SF)

# OF UNITS:	40 *
STUDIO/ONE BATH:	23
ONE BED/ONE BATH:	13
ONE BED + LOFT/ONE BATH:	4
RENTABLE SF:	10,868 SF
YEAR BUILT / RENOVATED:	2007 / 2019
APN:	4265-005-006
LOT SIZE:	7,501 SF (0.17 Acres)
ZONING:	R3
SUBTERRANEAN PARKING:	Yes
CHARGING STATIONS:	Yes



ROOFTOP LOUNGE AREA

* UNIT MIX - 11 Legal & 29 Legal Non-Conforming

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY OVERVIEW

11649 Mayfield Avenue is a 40-unit \pm 10,868 SF multi-family property located in Los Angeles. The unit mix consists of (23) x Studio/1 Bath units, (13) x 1 Bed/1 Bath units and (4) x 1 Bed + Loft/1 Bath units. Zoned R3, the property sits on a 7,501 SF lot. Originally built in 2007, the property was renovated in 2019. Onsite amenities include a rooftop lounge area with BBQ, fully-equipped kitchens with deluxe stainless steel appliances, onsite washer/dryers and cable/internet access ready units. Certain units have custom-designed furnishings and washer/dryers. The building also comes with secured access, subterranean parking and charging stations. 11649 Mayfield Avenue is within one mile of the 405 Freeway, via Wilshire Blvd. The property is ideally located near San Vicente Blvd shopping, restaurant and health facilities. UCLA campus is within 2 miles.



Renovated
Building



Excellent
Brentwood
Location



Secure
Building
Access



Onsite
Parking



Retail
Amenities
Nearby



Easy 405
Freeway
Access



Minutes From
Beach

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