

7838-7840 Vantage Ave
North Hollywood, CA 91605



AVAILABLE FOR SALE
High-Potential Behavioral Health Facility Opportunity



OFFERING MEMORANDUM

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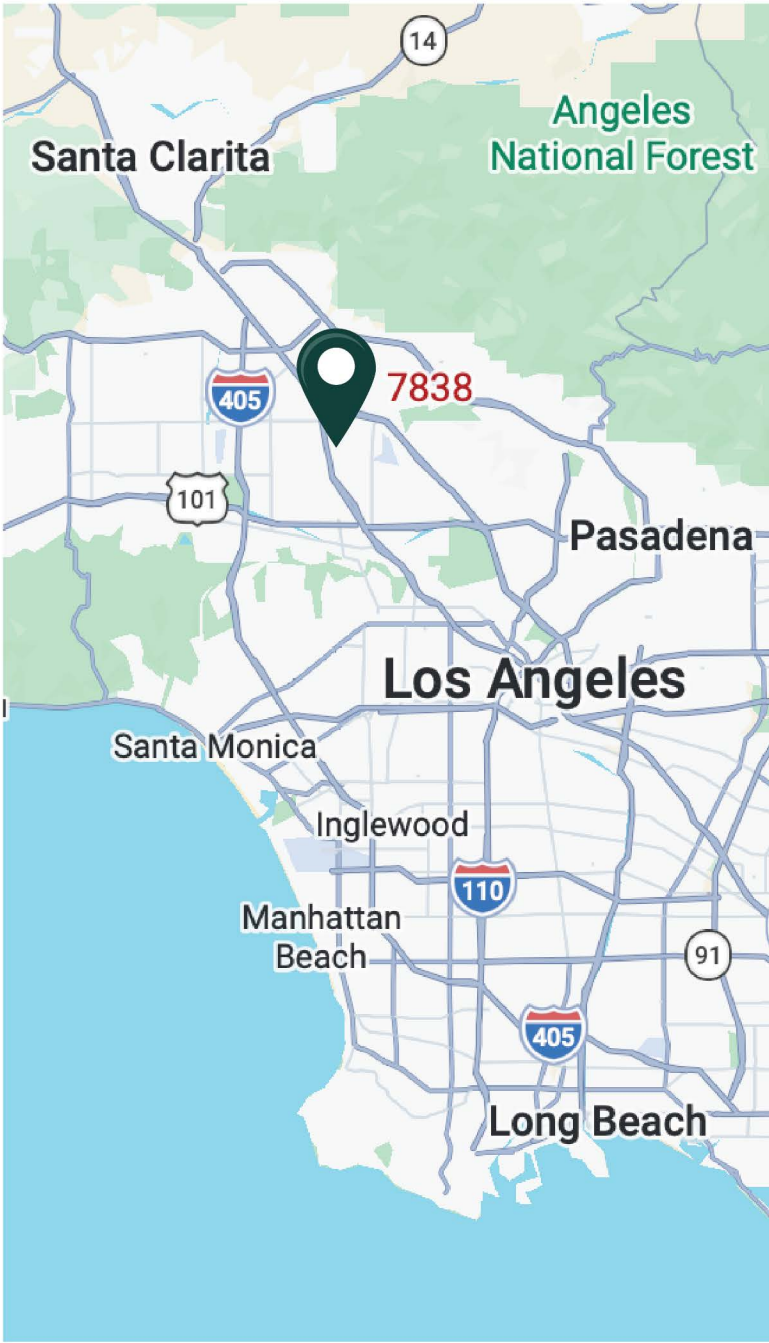
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7838-7840 Vantage Ave, N Hollywood, CA

Gross Building Area (SF)	2,575 SF (2 Buildings)
Bed Capacity	12 Beds
Lot Size (AC)	0.17 AC
Year Built / Reno	1948 / 2023
Zoning	RS-1
Parcel APN	2309025014

This exceptional property features two houses plus a recreation room, all situated on one lot. The main house offers 3 bedrooms and 2 bathrooms across approximately 1,100 square feet, while the brand-new accessory dwelling unit provides an additional 3 bedrooms and 2 bathrooms across approximately 1,200 square feet, complete with paid-off solar. Rounding out the property, a recreation room with its own kitchen and bathroom adds approximately 400 square feet of versatile living space. Each home includes a modern, newly renovated kitchen with sleek porcelain countertops, self-closing cabinets, and new stainless-steel appliances, along with completely new bathrooms featuring walk-in showers. Each home also has its own separate laundry area and electric meter, offering full independence between the two units. The bedrooms throughout both homes are bright and spacious with ample closet space. Offering both a strong layout and a prime location, this property makes an excellent choice for your next behavioral health facility.



PROPERTY PHOTOS



Behavioral Health Properties

FOR MORE INFORMATION, PLEASE CONTACT:



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