



**FOR SALE**

**2657 Honolulu Ave., Montrose, CA 91020**

Main level used as a city approved meeting hall with large open area, built-in bar, lounge with tables and chairs, reception/greeting area, pool table, full kitchen, private office, storage areas and 2 restrooms.

Lower level (1,800 square feet) currently used for adult daycare, with large open area, private office and 2 restrooms.

Building—5,208 sq. ft. / Land—15,241 sq. ft.

**Current partial income sources:**

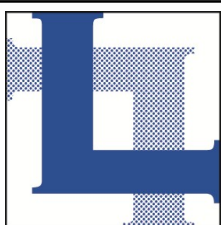
Parking lot 7:00 am to 10:00 pm  
(except when property owner needs for an event).

Dance fitness—4 hours per week.

Lower level—adult daycare.

**\$2,150,000**

Exclusively represented by PAUL P. LOCKER, CCIM, SIOR, PMC



**LOCKER  
REALTY CORP.**

**818.956.8800**  
**www.LockerRealtyCorp.com**



**SIOR**



**PROVIDING SERVICE WITH EXPERTISE**

**601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736**

## NOTES:

Property has been used as a meeting hall for the Knights of Columbus since 1961.

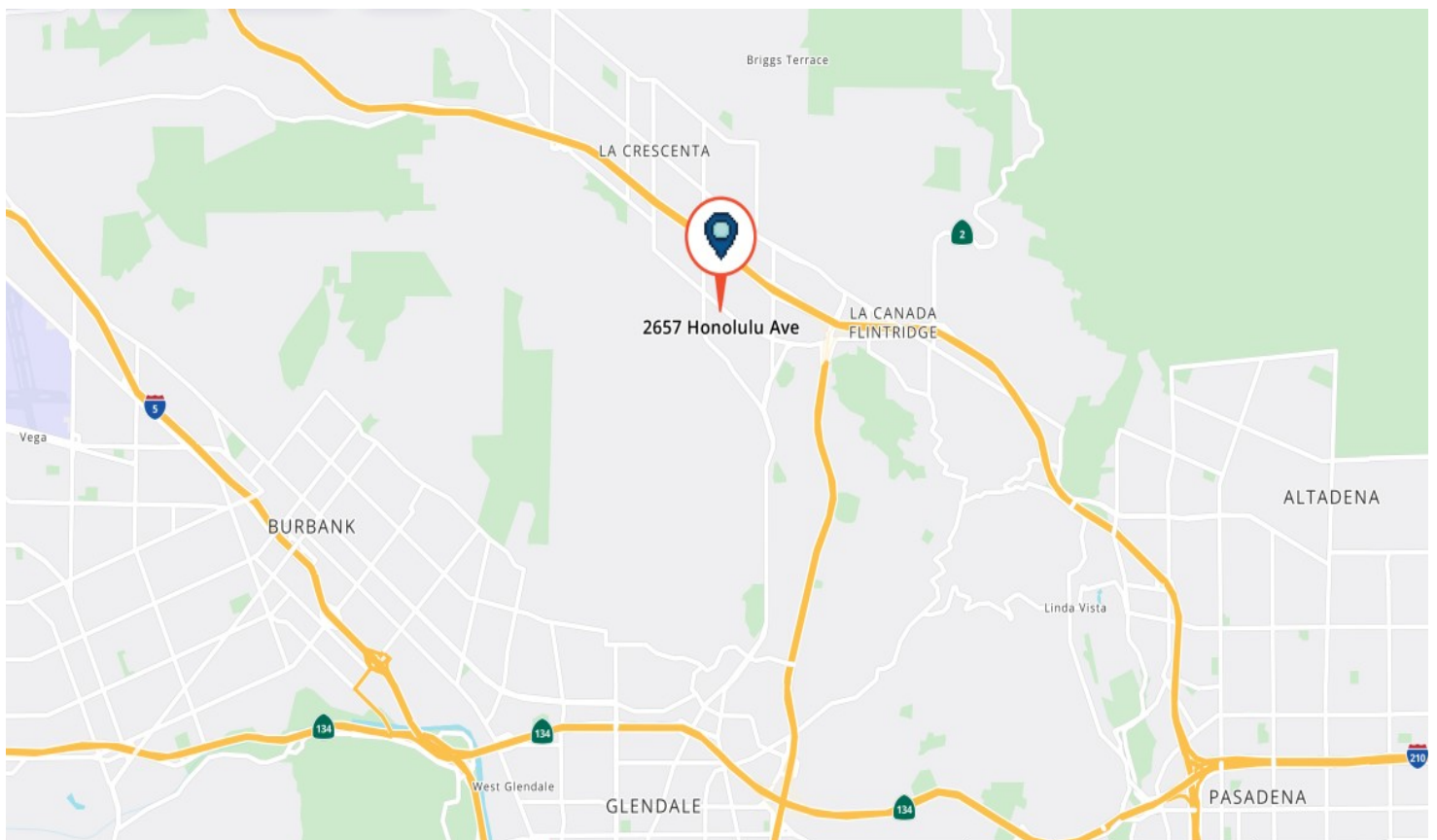
Large open area of approximately 1,800 square feet, plus large bar area with built-in bar, pool table area, full kitchen and more.

Call listing broker regarding details on other current uses/income, etc.

APN	5610-025-054 & 5610-025-046
Zoning	C2-I (9,745 sq.ft.) & R3050 (5,496 sq.ft.)
Roof type	Asphalt shingle (mostly)
Year built	1928/1960
Lighting	Fluorescent
Restrooms	4—2 upstairs, 2 downstairs
Parking	22 spaces
Elevator	None

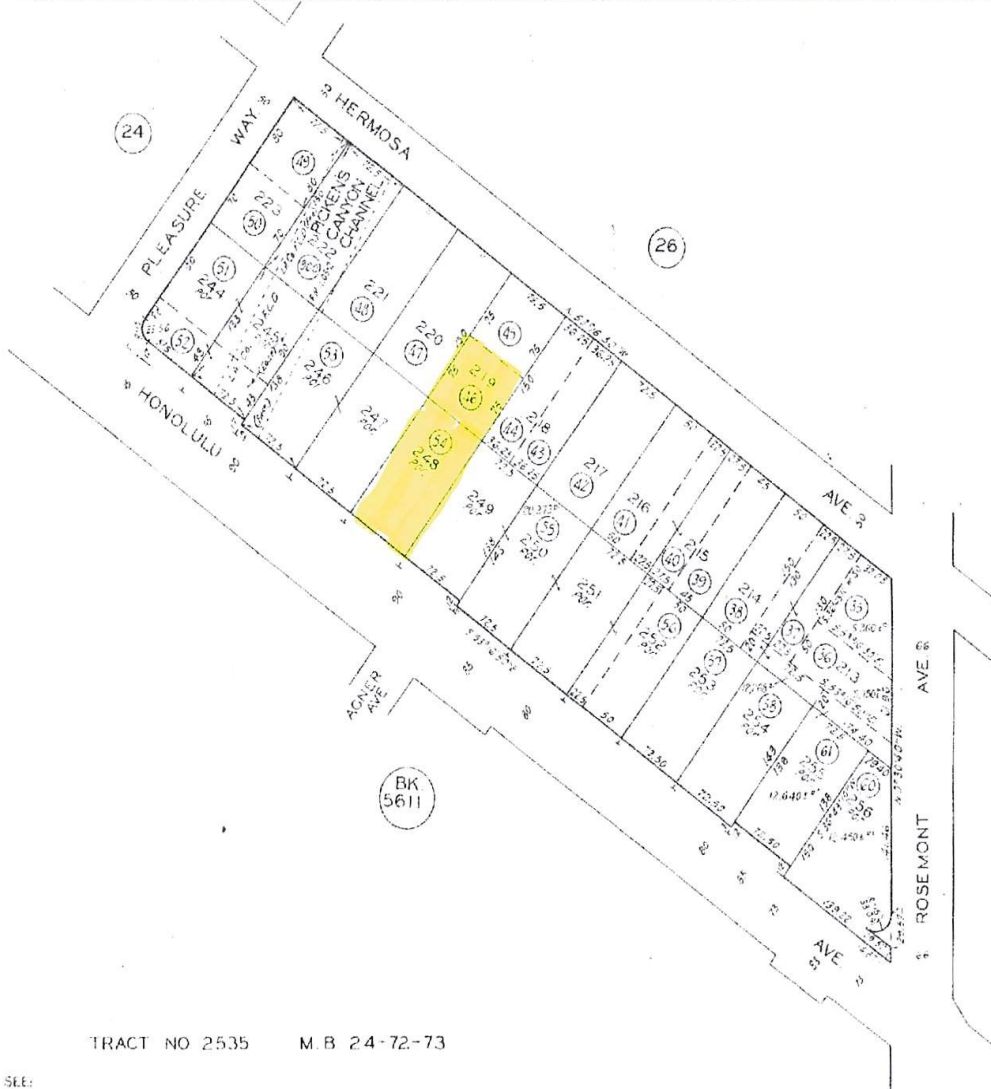
### Existing Rental Agreements:

<u>Area</u>	<u>Monthly Rent</u>	<u>Hours of Operation</u>	<u>Term</u>
Parking Lot (parking)	\$1,300	7:00 am-10:00 pm daily	Expires 1/31/2029
Upstairs Hall (1 hour dance/fitness class)	\$1,200	M-Tu-Thurs@ 6:00 pm Sunday@9:00 am	Expires 6/1/2026
Downstairs Hall (day care)	\$1,700	24/7	Expires 12/31/2029



SCALE 1" = 100'

1988



CODE 4045

TRACT NO 2535 M B 24-72-73

FOR PREV ASSMT SEE: 5510-34

ASSESSOR'S MAP COUNTY OF LOS ANGELES CALIF.











