

FOR SALE

# 5-UNIT MULTI-FAMILY OPPORTUNITY

3-Story Development | Mixture of 2 Bed & 3 Bed Units  
938 N Genesee Avenue, West Hollywood, CA 90046



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



## PROPERTY OVERVIEW

<b>LIST PRICE:</b>	<b>\$ 2,500,000 (\$ 384/SF)</b>
<b># OF UNITS:</b>	<b>5</b>
<b>TWO BED / TWO 1/2 BATH:</b>	1
<b>THREE BED / TWO 1/2 BATH:</b>	3
<b>THREE BED / THREE 1/2 BATH:</b>	1
<b>LOT SIZE:</b>	6,508 SF (0.15 Acres)
<b>EST. GROSS BUILDING SF:</b>	7,400 SF
<b>YEAR BUILT:</b>	TBD
<b>APN:</b>	5530-024-003
<b>PARKING SPACES::</b>	12 (w/1 ADA Space)
<b>ZONING:</b>	WDR3C



Subterranean Parking Level

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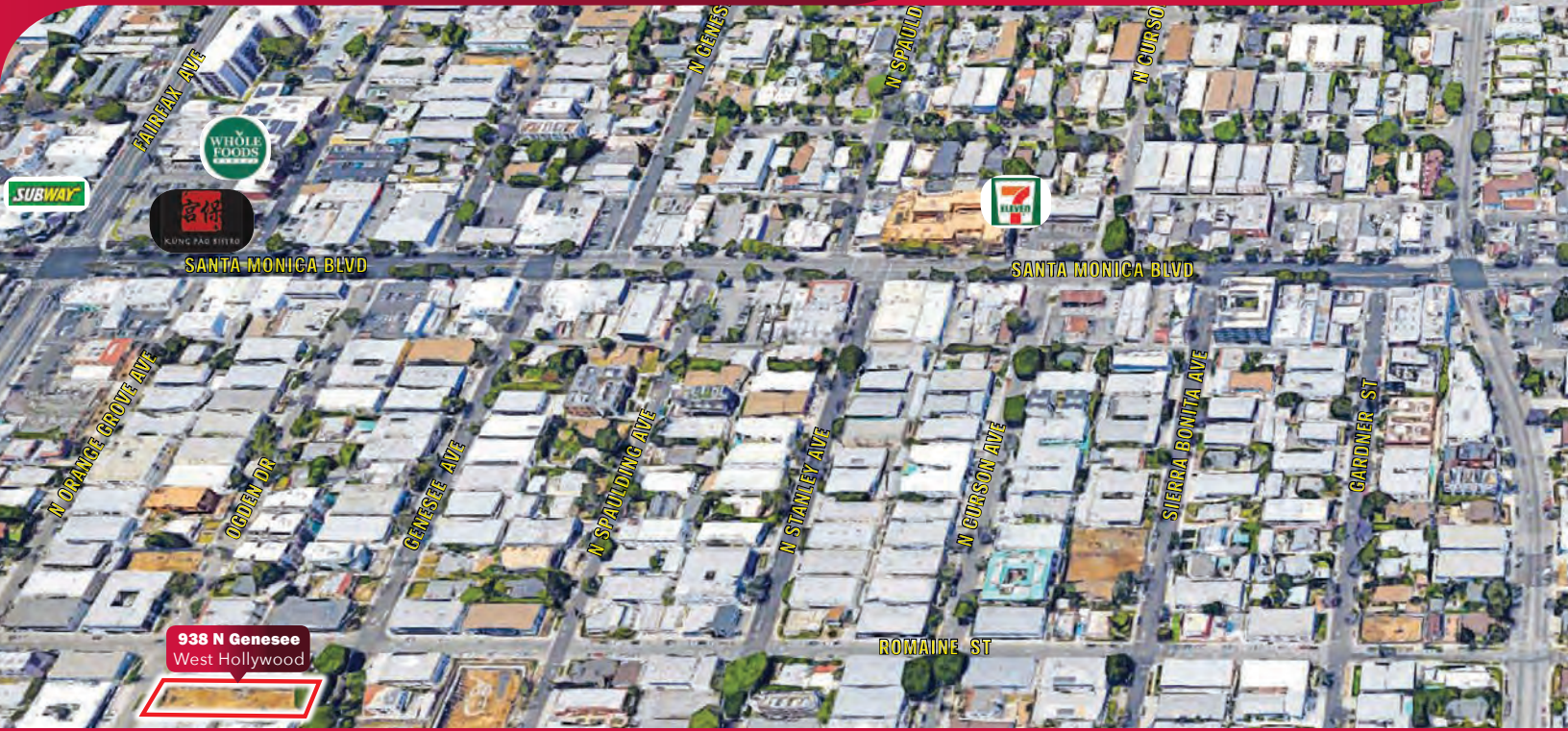
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## PROPERTY OVERVIEW

**938 N Genesee Avenue** is a three-story  $\pm 7,400$  SF multi-family development located in West Hollywood. 938 N Genesee Avenue is entitled for 5 units - (1) 2 Bed / 2.5 Bath Unit, (3) 3 Bed / 2.5 Bath Units & (1) 3 Bed / 3.5 Bath Unit. All units will have roof access along with private parking. Subterranean parking will include 12 parking spaces (with 1 ADA parking space). The property is situated on a  $\pm 6,508$  SF lot with WDR3C Zoning. Centrally located in a very walkable neighborhood, the area is close walking distance to grocery stores, fine dining restaurants and other conveniences. 938 N Genesee Avenue is located just southeast of Fairfax Avenue and Santa Monica Blvd.



5-Unit  
Development



Excellent  
West Hollywood  
Location



Secure  
Access



Onsite  
Parking



Retail  
Amenities  
Nearby



Abundant  
Restaurant  
Amenities



WDR3C  
Zoning

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