

For Sale

Price: Submit Offers

2817 Montrose Ave Glendale CA 91214



Church Use or Development Project of Market Rate or 100% Affordable Apts.

- Building:** One Story Multi-Use Building of 6,366+/- sq. ft. Sanctuary, Auditorium with multiple entries doors, & number of Private Offices & Kitchen. Gated Surface Parking lot with 52+/- Stalls. No Fire Sprinkler System. Property has Excellent Signage & Visibility being located at above grade position with views of the Mountains. Buildings were built in 1955. One of the Buildings has Central Air & Heating system. Building has No Historic Significance. Protected Front Oak Tree Sanctuary seating capacity is estimated at 120 guests & visitors.
- Zoning:** City of Glendale R1650 Medium Density Multifamily Residential. Current Use has been Religious Church Worship Synagogue Temple Assembly.
- Lot Size:** 35,750+/- sq. ft.; Frontage Montrose Ave 164.37 X 273.82 ft.
- Features:** Proximity to ON/Off Ramps to FRWY 210 East & West & FRWY 2 North & South Public Transportation, Retailers, Restaurants, Hospital & Schools, several Parks & other Conveniences are all close by.

For More Information Contact:

Roobik Ovanesian, Broker, GC, CCIM
Hazar Chircorian, GC, Broker

DRE # 00997117 818-550-0760
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We obtained the above information from sources deemed to be reliable. However, we have not verified the accuracy and make no guarantees, warranties or representations about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or with drawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performances of the property. You and your tax and legal advisors should conduct your own investigations of the property and transaction.



Development Scenarios 2817 Montrose Ave. Glendale, CA

Proposed Market Rate Apts. Development Project 42 Units:

So basically, per city code developer can develop per city code as long as they provide Affordable component of one of the categories of Avg. LA County Rent for the units 1, 2 & 3 bedrooms

- A. 10% Very Low**
- B. 15% Low & Moderate**
- C. 20% Moderate**

Density by Right is 28 units

Using State of CA Density Bonus program for Apt Bldg. as stated above can do one of the following:

State of California Density Bonus

- AA. 25% Density Bonus as stated above 35 units includes # of Affordable units TBD or**
- BB. 35% Density Bonus as stated above 38 units includes # of Affordable units TBD or**
- CC. 50% Density Bonus as stated above 42 units includes # of Affordable units TBD**

Based on the 25% or 35% or 50% you get 2 or 3 or more concessions from the city code such as

- AAA. FAR or Sq. ft.**
- BBB. Height one more floor & so many more feet**
- CCC. Open Space or Set Backs**

Proposed 100% Affordable Apts. Development Project 110+/- Units:

- 1. Cities have the legal authority to propose any type of 100% Affordable Projects**
- 2. Any Density as far as # of units, Height, FAR, Setback, Open Space, Landscaping & Parking requirements, unit Mix & Size and amenities as well as city fees charged to the developers.**

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Proposed Project Market Rate Apts. 42 Units:



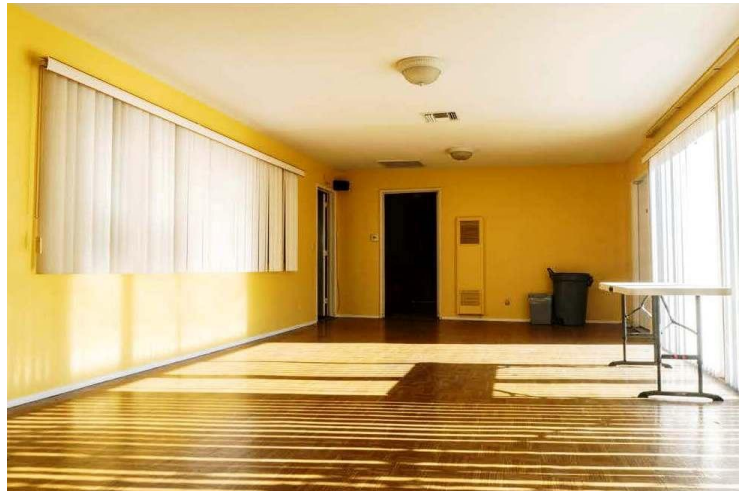
Building Exterior Photos:



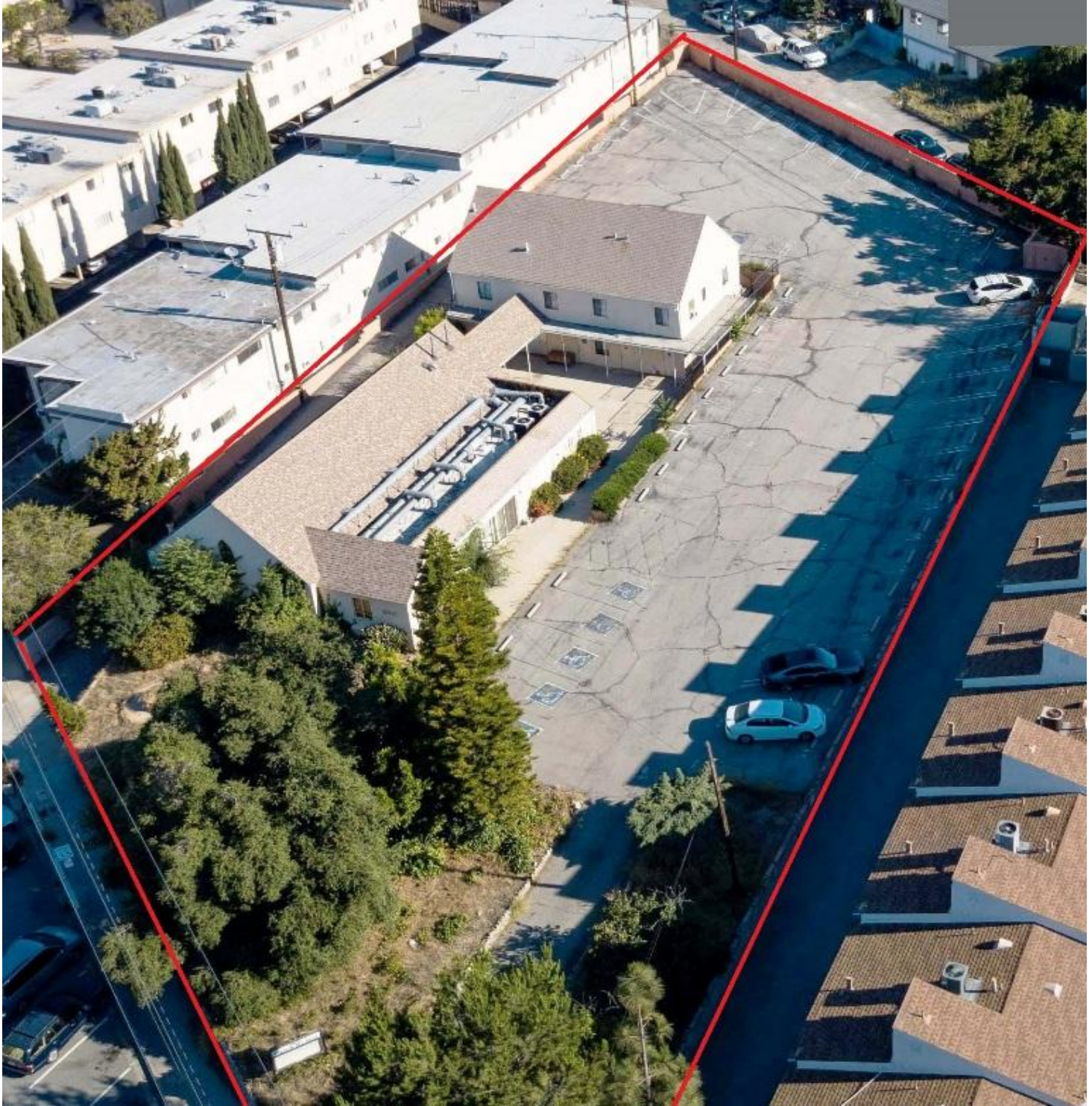
Building Exterior Photos:



Building Interior Photos:

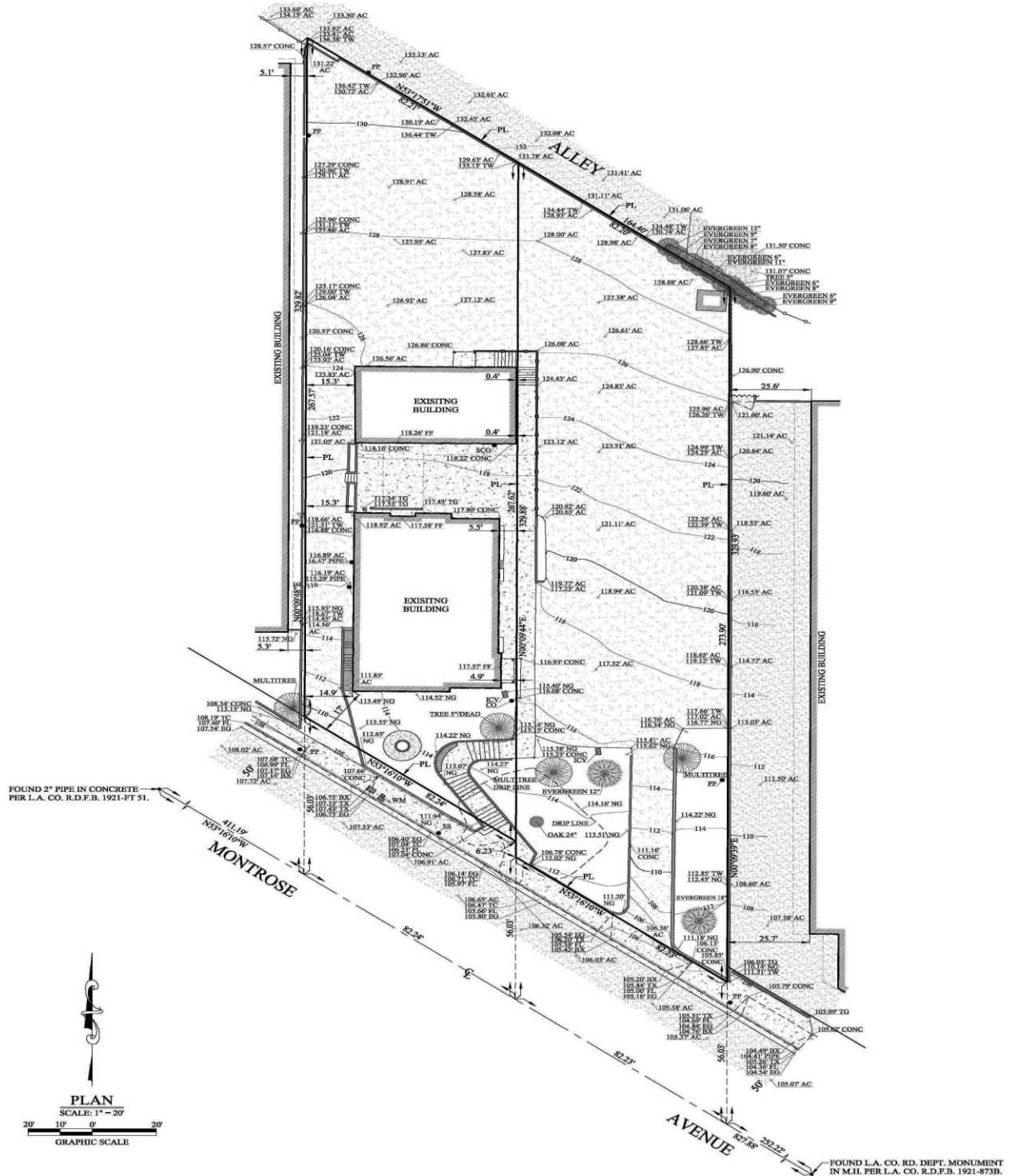


Building Site Plan:



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Property Survey Plan:



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Plot & Zoning Maps APN: 5610-020-034

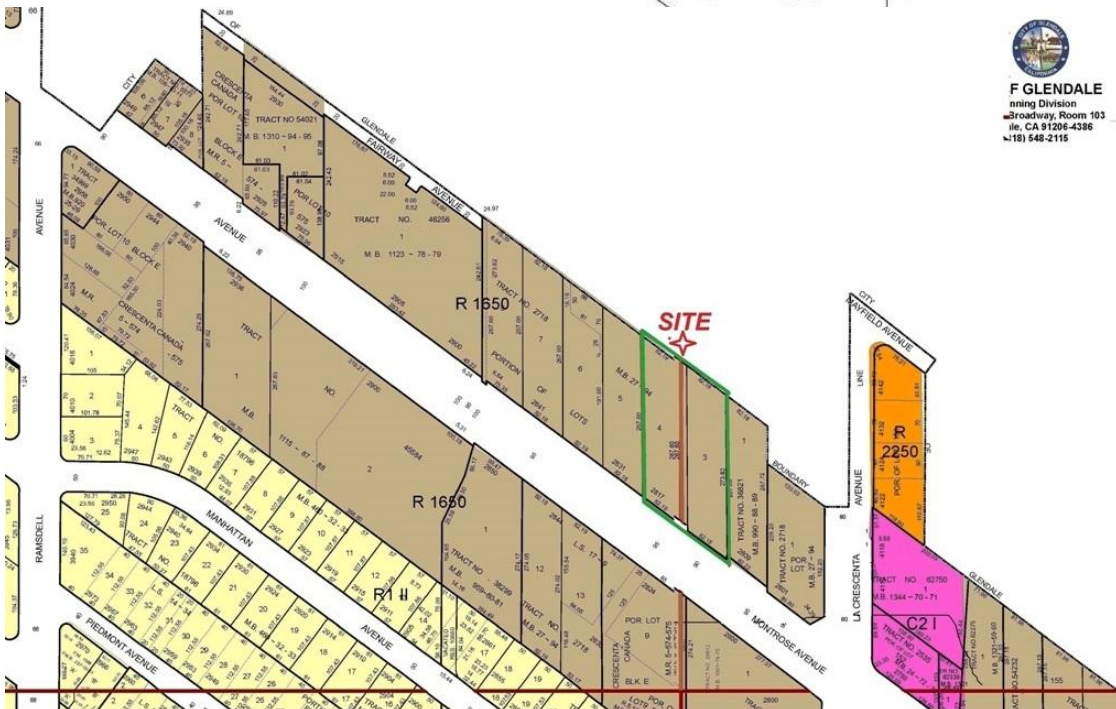
**2817 Montrose Ave
Glendale, CA 91214**

APN: 5610-020-034

Zoning: R1650

Lot Size: 35,750+/-

5610 | 20
SHEET |
SCALE 1" = 100'



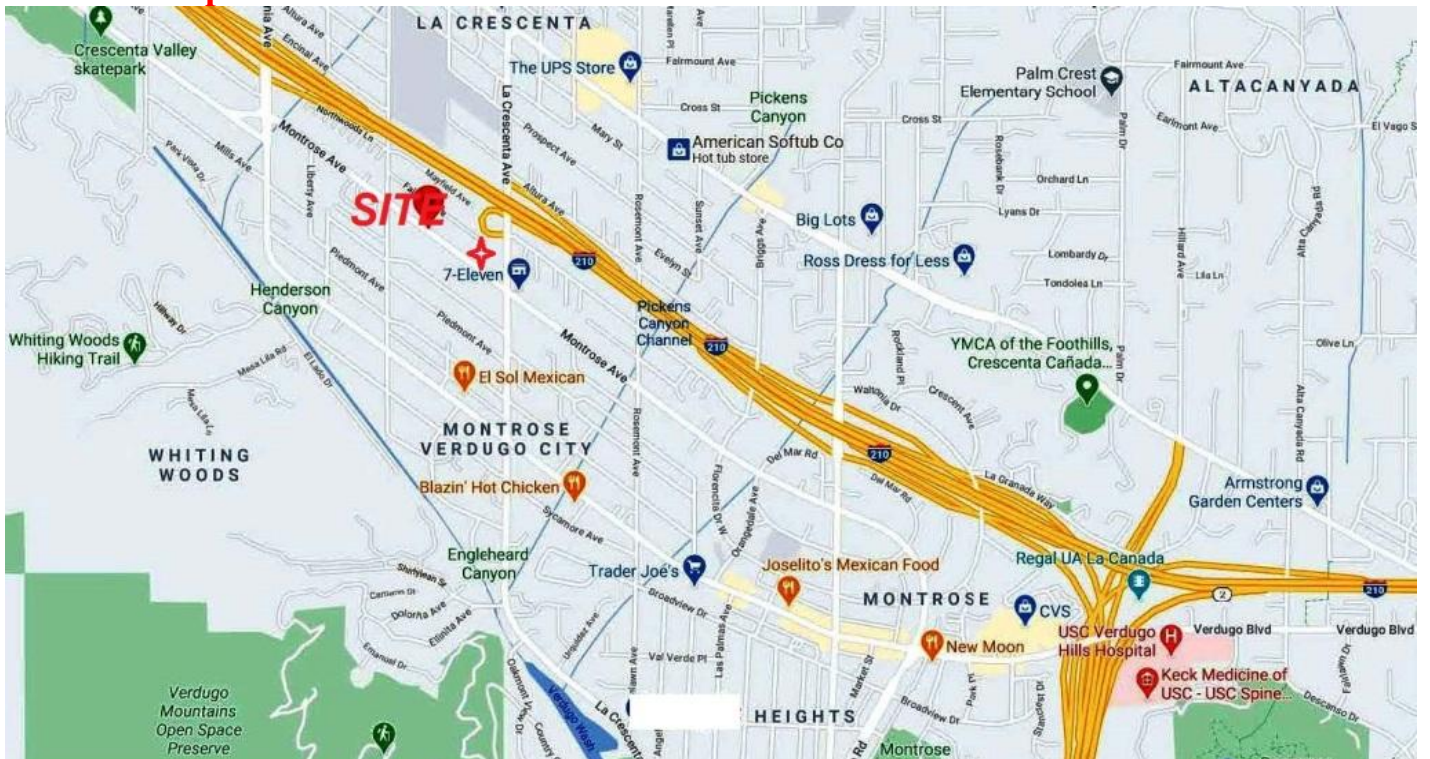
F GLENDALE
Planning Division
330 Broadway, Room 103
Glendale, CA 91206-4386
(818) 548-2115

Aerial Photos of Property:





Location Maps:



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