

FOR SALE



PROPERTY DESCRIPTION

BUILDING: +/- 7,161 SF
LAND SIZE: +/- 8,003 SF (0.18 AC)
UNITS: 11
PARKING: 10 SPACES
YEAR BUILT: 1965
OCCUPANCY: 100%
APN: 5537-014-035

INVESTMENT HIGHLIGHTS

- 11-unit Apartment Bldg. in East Hollywood
- Featuring (4) 2 bdr / 2 bath, (6) 1 bdr / 1 bath, & (1) Studio
- New electric panel (400 amps), window screens, blinds, exterior lighting, and new camera system
- 2 min walk to hottest new restaurants; Saffy's, Found Oysters, & Jim + James

DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, express or implied, as to the accuracy of the information. The information contained herein is subject to errors and change. References to square footage, age, or valuation measures are approximate. Buyers, cooperating brokers, tenants, and other parties must verify the information and bears all risk for any inaccuracies.

**EXCLUSIVELY
LISTED BY:**

TANIA WILLIAMS
Sales Associate
MOBILE: (909)782-8421
EMAIL: TANIAWILLIAMS@RE/MAX.NET
DRE#01860419

ROMMEL CORPUS
Senior Associate
MOBILE: 213-326-3331
EMAIL: rommelcorpus@remax.net
BRE # 0112433

JORGE YAMZON
Director
Mobile: 626-786-5869
Email: Jjorgeyamzon@remax.net
BRE # 01359438



KEY DISTANCES

101 FREEWAY	.5 MILES
HOLLYWOOD BLVD.	.5 MILES
THAI TOWN	.5 MILES
HOLLYWOOD PRESBYTERIAN	.5 MILES
KAISER PERMANENTE	.6 MILES
TARGET	.8 MILES
HOME DEPOT	.9 MILES
GREEK THEATRE	2.6 MILES
KOREATOWN	2 MILES
LAX	14 MILES

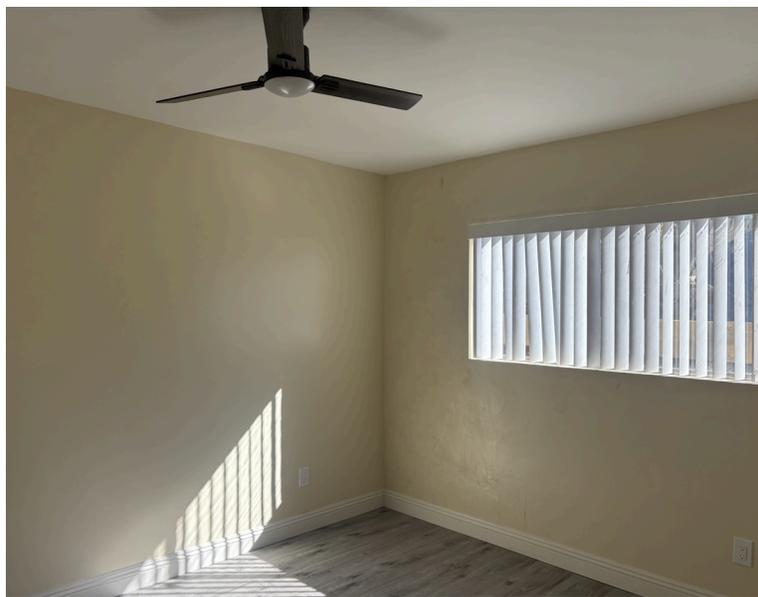


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INTERIOR PHOTOS : 1193 N. ARDMORE AVE., LOS ANGELES, CA 90029



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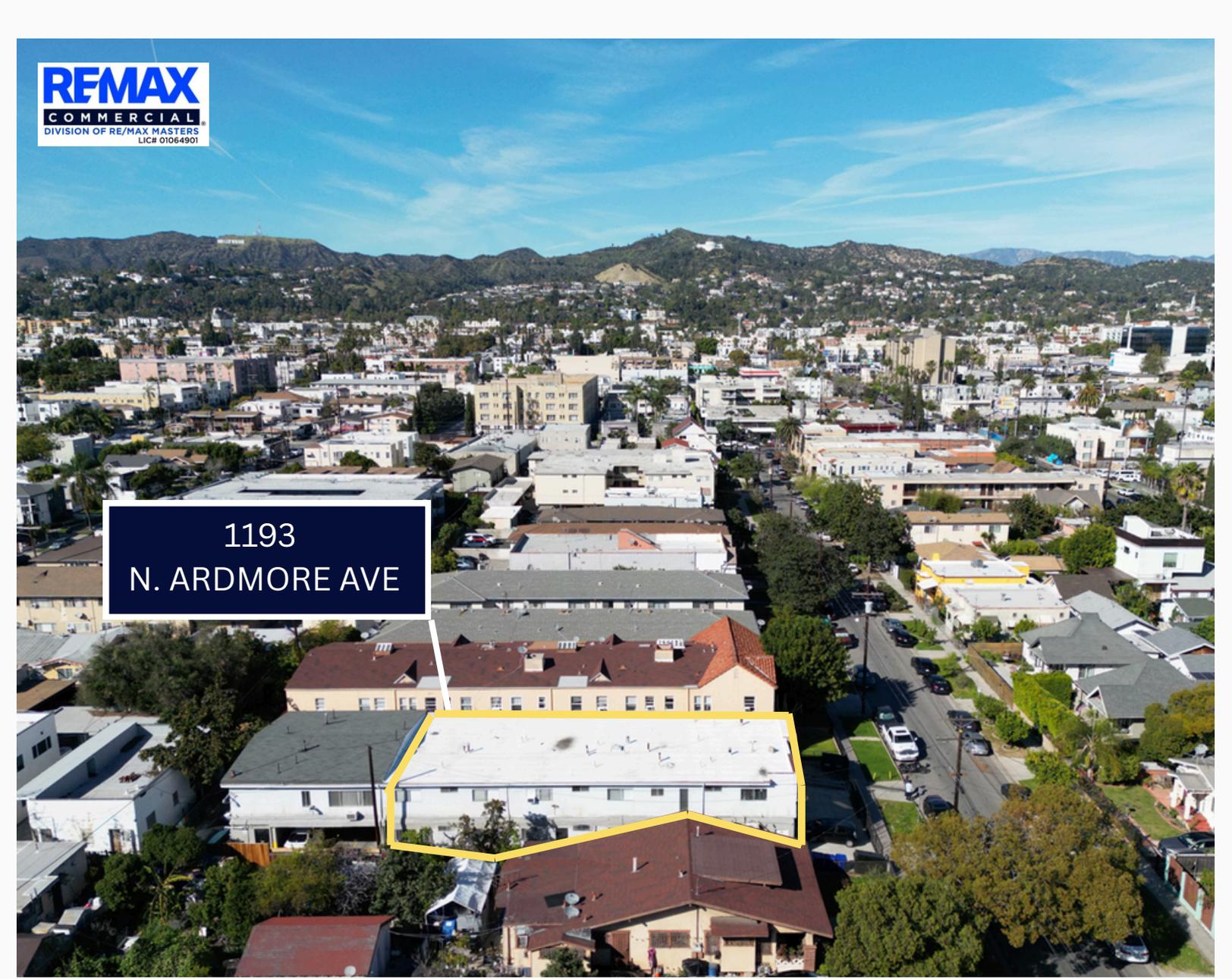
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1193
N. ARDMORE AVE

“Urban living in the heart of East Hollywood where culture, transit access, and emerging development meet.”

- ***East Hollywood is one of Los Angeles’ fastest-evolving urban neighborhoods, positioned between Hollywood, Silver Lake, Koreatown, and Downtown LA.***
- ***The neighborhood blends historic housing stock with new mid-rise multifamily development, attracting young professionals, creatives, healthcare workers, and renters seeking proximity to employment centers.***
- ***East Hollywood is transitioning into a transit-oriented urban corridor, especially along Santa Monica Blvd. near Metro stations.***

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