FOR SALE

LENDER OWNED MULTIFAMILY BUILDING

831 N Heliotrope Drive | Los Angeles, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

LIST PRICE ("AS-IS"):	**$ 1,800,000**
# OF LEGAL UNITS:	4
LEGAL RENTABLE SF:	4,116 SF
PRICE/SF:	$ 437
AS-IS GRM:	28.72
AS-IS CAP:	**3.2 %**
COST PER UNIT:	$ 450,000
YEAR BUILT:	1921
APN:	5538-017-024
LOT SIZE:	0.14 Acres (6,098 SF)
ZONING:	RD1.5

Across Los Angeles City College

Easy Freeway Access

Near Vermont/ Santa Monica Metro Stop

Onsite Laundry

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310.968.3844

COLDWELL BANKER REALTY

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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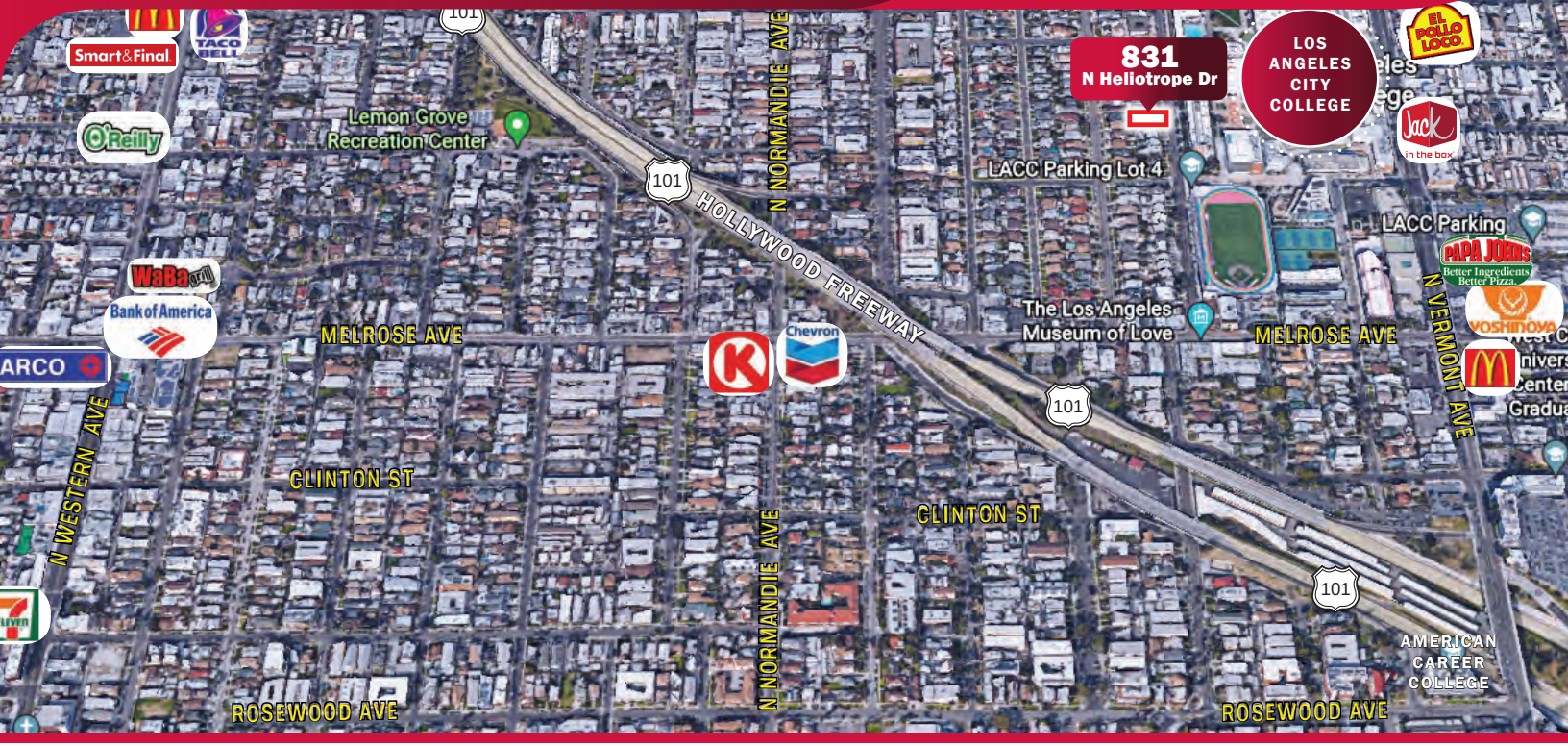

PROPERTY OVERVIEW

831 N Heliotrope Avenue is located in the East Hollywood neighborhood of Los Angeles. Originally built in 1921 as a 4-unit multi-family building, the building has undergone renovations without city permits. The building now includes 4 additional units, bringing the total to 8 units. The two ground floor units have been converted into four units. The renovated units are a mixture of studio, 1 bedroom and 2 bedroom units. The covered garage spaces have been converted into two units. Because of the garage conversion, there is no onsite parking spaces available. There is onsite laundry facilities, which do not meet code requirements.

PROPERTY HIGHLIGHTS

- Lender Owned
- Renovated Furnished Units
- Walking Distance to Metro Line Stop
- Across From LA City College
- Desirable East Hollywood Location
- 87 Walk Score
- Easy 101 Freeway Access
- Nearby Retail & Restaurant Amenities

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