

For Sale

Price: Submit Offers

747 Green St. & 88 S. Oak Knoll Ave. Pasadena, CA 91101



Proposed Mixed Use Develop. Project of 107 Unit Apts./Condos

Project: Proposed Project to be Re-Entitled as a Mixed Use 107 Units Multi-Family Project. Structure will be 5 stories on Green St. & 6 stories on Oak Knoll St. with 2 floors of subterranean parking garages with ground floor commercial space of 5K+/- sq. ft.; Building will have 93 Market Rate Rental Units plus 14 Affordable category Units of Low & Very Low-Income Levels. Total Proposed FAR of 2.75 or 97K+/- Total Project sq. ft.
2021 Parking Lot Portion of the Office Building was entitled as a Mixed Use 72 units

APNs: 5734-013-004

Lot Size: 35,544+/- sq. ft., Signalized NEC Lot; Frontages 100+/- Ft X 275+/- ft.

Zoning: Pasadena Central District Specific Plan CD-4; Playhouse North, Colorado Playhouse South

Highlights: Across from Avalon's Mixed Use 125 Units Apts. Close Proximity to Transportation, Schools & Employment, Entertainment center on Colorado Blvd. & Green St.; Within short blocks from S. Lake Ave and Paseo Colorado Open Mall; Close to FRWY 210 & 110

For More Information Contact:

Roobik Ovanesian, Broker, GC, CCIM DRE # 00997117 818-683-4511 roobik.crc@sbcglobal.net

We obtained the information above 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the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawn without notice.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.

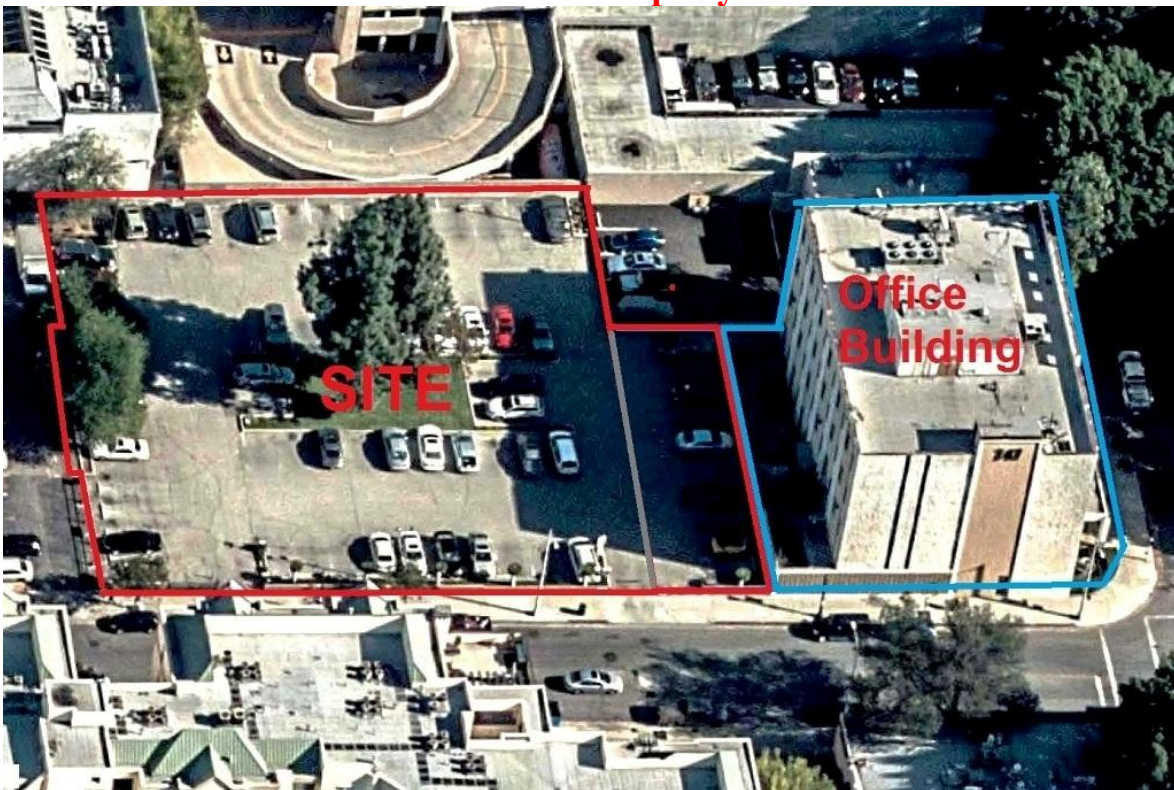
Mail: P.O. Box 271 Glendale, CA 91209-0271
Office: 1523 W Kenneth Rd. Glendale, CA 91201
T: 818-683-4511 E: Roobik.crc@sbcglobal.net
California Dept. of Real Estate Corp. ID # 01338809



2021 Propose & Approved Mixed Use Project Color Renderings:



Aerial Photo of Property Site:

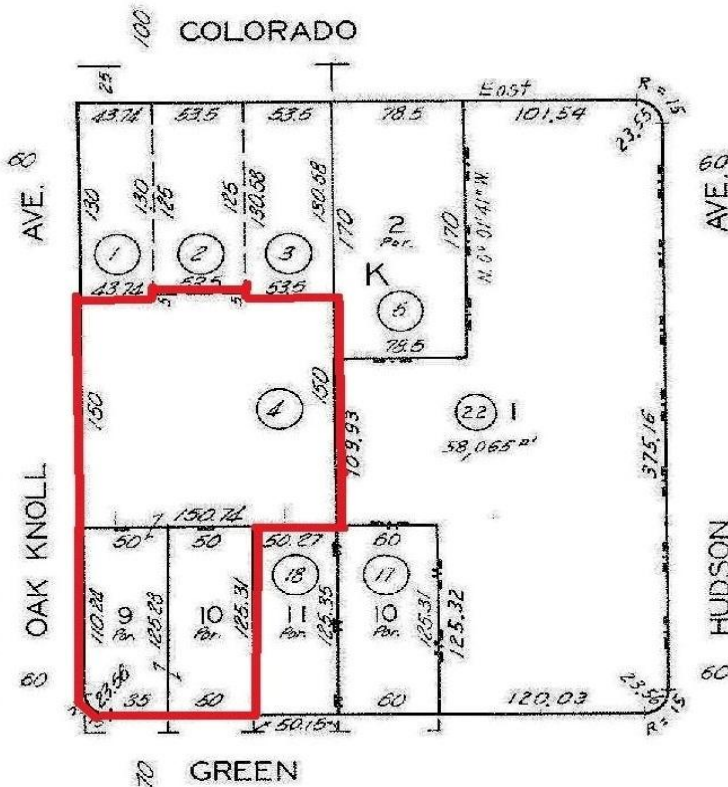


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Aerial Map1:



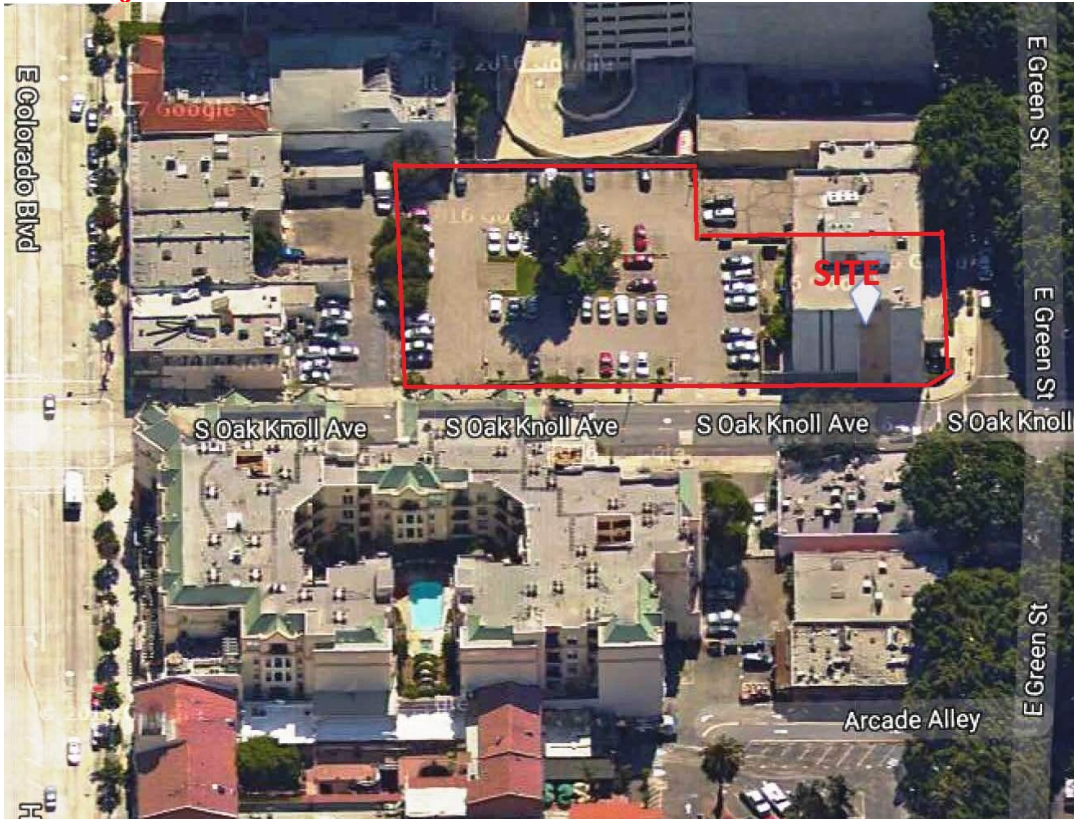
Parcel Map APN: 5734-013-004

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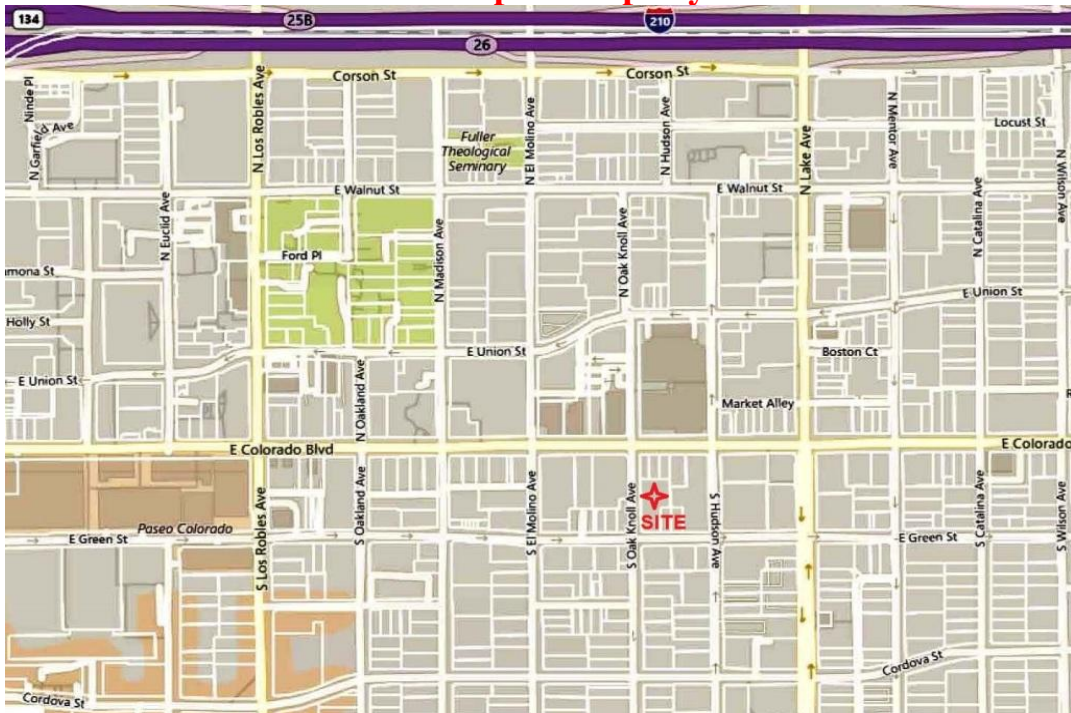
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Aerial Photo of Project Site:



Location Map of Property:



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2021 Proposed & Approved Prior Development Plan on Parking Lot of the Property:



① West (Oak Knoll Avenue) Elevation
1/16" = 1'-0"



② Aerial View from the SW



③ View from the SW



④ View from the NE



⑤ View from the SW

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