



OFFERING MEMORANDUM

3650 EAGLE ROCK BLVD



GLASSELL PARK PHOTO/FILM STUDIO

Year Built: 1971

RBA: 4,842 SF

Land Area: 5,401 SF

ZONING: LARD1.5 with light manufacturing use code

Offered at \$3,150,000

ACME Real Estate is proud to offer this rare opportunity to acquire a fully updated 4,842 SF creative studio with offices, located on a signalized corner in rapidly growing Glassell Park. The main studio space currently operates as a professional photography studio and event space.



ADDITIONAL FEATURES INCLUDE:

- A 30 ft. by 20 ft. corner cyc wall with a 5 ft. floor radius, 12 ft. ceilings, and an 11 ft. wide drive-in door.
- A rustic-industrial-style conference/lounge room with a wet bar
- Professional hair and makeup room complete with a wardrobe setup and a private dressing area.
- Six individual offices, with a common area, bathroom, and lobby.

Five of the offices are currently on month-to-month leases and generating income. Meticulously maintained and thoughtfully upgraded, this building offers countless possibilities for your most creative endeavors.



CURRENT RENTS:

*THE MAIN STUDIO IS RENTED AT DAILY RATES TO THE PUBLIC.

<u>UNIT</u>	<u>RATE</u>	<u>SQFT</u>	<u>TERM</u>	<u>OPTIONS</u>
1	Owner Occ	81	N/A	N/A
2	\$600	81	Monthly	N/A
3	\$1200	240	Monthly	N/A
4	\$1200	200	Monthly	N/A
5	\$1700	404	Monthly	N/A
6	\$2200	567	Monthly	N/A



FLOORPLAN

3650 EAGLE ROCK BLVD, LOS ANGELES





3650
Eagle Rock
Boulevard
Glassell Park
90065

CONTACT ME TODAY

TO DISCUSS YOUR VISION

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