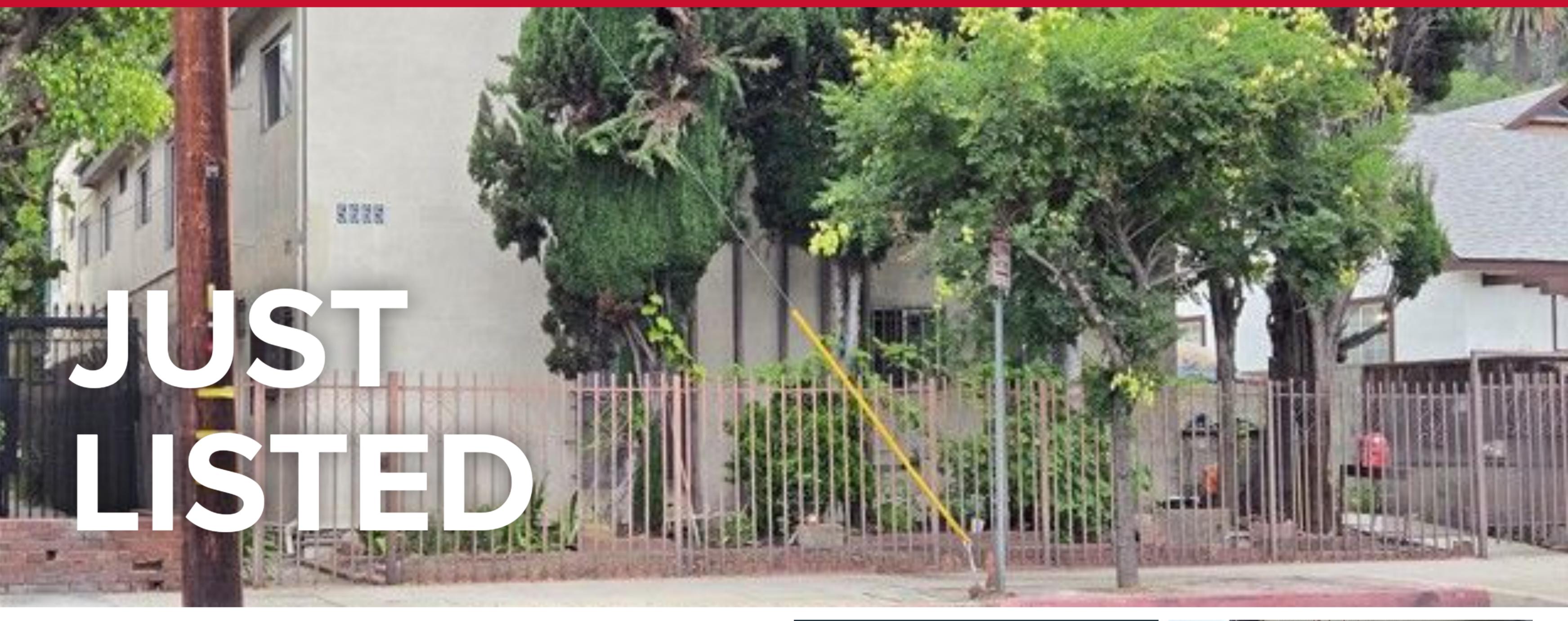
\$2,000,000 \$2,000,000



ABOUT THIS PROPERTY

Hollywood Investment Opportunity: This 5,286 sq. ft. 5- Unit multifamily property offers an unbeatable location in the heart of Los Angeles. Built in 1961 and zoned LAR1, the building features four spacious 2-bedroom units and one 1-bedroom unitâ€"ideal for long-term tenants or value-add investors. Residents enjoy walkable access to trendy coffee shops, restaurants, nightlife, and retail shops. The property is close to major attractions including the Hollywood Walk of Fame, Griffith Observatory, Sunset Strip, Melrose, and the LA Film School. Convenient access to the 101 Freeway and Metro Rail makes commuting a breeze.



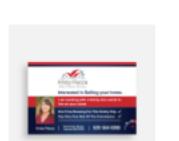




COMMERCIAL

5,286 SQ. FT. 5,322 SQ. FT. LOT





KRISTY PIAZZA
Realtor/Broker Associate
BROKER# 1117757

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1111, Covina, CA 91724

5665 FRANKLIN AVENUE, LOS ANGELES, CA 90028

5,286 SQ. FT | **5,322** SQ. FT LOT



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VERY CONVENIENT

This home is in a very convenient area. Some errands in this location require a car and most major services are within 1 mile.



CLEANERS

GROCERIES

0.3 MI

GYM 0.3 MI



PHARMACY 0.2 MI

ATM

 $0.3 \, \text{MI}$

MEDICAL

0.3 MI



COFFEE 0.3 MI



GAS VALERO 0.3 MI



MOVIE THEATER 1M 8.0





SCHOOLS IN YOUR AREA

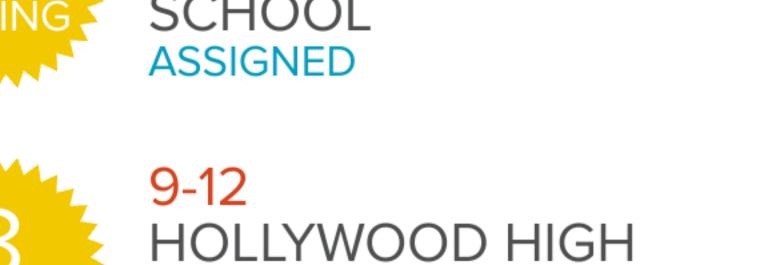
The assigned schools are average for the area. There are also 83 private schools and 43 charter schools within 5 miles.



PK-6 CHEREMOYA AVENUE SCHOOL



6-8 JOSEPH LE CONTE MIDDLE SCHOOL ASSIGNED







OUTDOOR - THE GREAT OUTDOORS

SCHOOL

ASSIGNED

This home is located near a variety of outdoor activities.

POPULAR



HIKING MT. HOLLYWOOD HIKING TRAIL (1.2 MILES)



GOLF COURSE ROOSEVELT MUNICIPAL GOLF COURSE (1.5 MILES)



PARK LAKE HOLLYWOOD PARK (1.6 MILES)



DOG PARK THE DOG WALKING COMPANY (2.4 MILES)





NEIGHBORHOOD EATS

This home is located near 240 moderately priced restaurants and has an above average variety of cuisines.

BY CATEGORY

AMERICAN	115
BARS	21
FAST FOOD	21
INTERNATIONAL	18
DELIS	16

MEXICAN	16
VEGAN AND VEGETARIAN	12
ITALIAN	11
BARBECUE	10
OTHER	18

