

FOR SALE OWNER USER MEDICAL



10730 RIVERSIDE DRIVE

NORTH HOLLYWOOD/TOLUCA LAKE, CA 91602

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PROPERTY DETAILS

- Owner-user medical opportunity in the heart of the riverside medical corridor just one block from the coveted Toluca Lake neighborhood.
- This 3,848 SF free-standing, mixed-use property located on 7,746 square feet of land is ideal for medical professionals seeking a combination of clinical functionality and investment upside.
- The ground floor offers 1,300 to 3,000 SF of flexible medical office space, perfect for a variety of healthcare uses including general practice, dental, chiropractic, medi-spa, wellness services, or general office.
- Upstairs, a beautifully appointed 2-bedroom, 1-bath apartment enhances the property's versatility. The unit includes a full bathroom, spacious living area, bonus room (ideal for an office or guest space), kitchen area, and a private patio, making it well-suited for extra rental income.
- Additional value is provided by a large on-site parking lot with 14 single space and premier building signage on Riverside Drive.
- Convenient access to 101, 134, 170 freeways, Providence Saint Joseph Medical Center, and public transit.

**EXCEPTIONAL MEDICAL OR OFFICE OWNER-USER
OPPORTUNITY IN HIGHLY DESIRABLE TOLUCA LAKE.**

Conveniently located on the Riverside Drive medical corridor, the building offers easy visitor access and a versatile layout suitable for single occupancy or multi-tenant.

SIZE

3,848 SF

SALE PRICE

\$2.8 MILLION

PARKING

**14 SINGLE
SPACES**



EAT



DRINK



SHOP



UNRIVALED EXPOSURE



VERSE



FORMAN'S
WHISKEY TAVERN



SWEET SALT



MALBEC





CONTACT US.

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