

**For Sale**

**Price: Submit Offers**

**2817 Montrose Ave Glendale CA 91214**



**Approved Proposed Luxury 42 Units Apts. Building**

**Proposed:** Luxury 4 story Apts. Building 42 Units includes 5 Affordable Units, 47,000+/- sq. ft. Design calls for 3 floors of Apts. over One Floor of Parking Garages. Unit Mix: 3 One Bedroom 695 sq. ft; 36 Two bedroom 965 sq ft; 3 Three Bedrooms 1,188 sq ft

**Zoning:** City of Glendale R1650 Medium Density Multifamily Residential with 90 ft. lot frontage converts to R1320 and applying State of California AB 2334 can Increase FAR, Height, Density, Number of Floors & Lot Coverage as well as Reduce Setbacks, Open Space, Landscape, Parking & Unit Sizes. In addition, there are Development Standards Incentives which can be used to further accommodate the proposed project

**Lot Size:** 36,165+/- sq. ft.; 164.47+/- X 273.9+/- ft. & Rear Alley **APN:** 5610-020-077

**Features:** Proximity to ON/Off Ramps to FRWY 210 East & West & FRWY 2 North & South, Public Transportation, Retailers, Restaurants, USC Verdugo Hills Hospital, Parks Schools & other Conveniences.

**For More Information Contact:**

<b>Roobik Ovanesian, Broker, GC, CCIM</b>	<b>DRE # 00997117</b>	<b>818-683-4511</b>	<b>roobik.crc@sbcglobal.net</b>
<b>Hazar Chircorian, Broker, GC</b>	<b>DRE # 01026461</b>	<b>818-548-4449</b>	<b>hazar@hcreb.com</b>

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**Mail: P.O. Box 271 Glendale, CA 91209-0271**  
**T: 818.550.0760 E: Roobik.crc@sbcglobal.net**  
**California Department of Real Estate ID# 01338809**





### **Proposed Apts. Building 42 Units Project Information:**

Project Rental Income is estimated at \$5.00 per sq. ft. for Net Rentable of 40,550+/- sq. ft. upon completion of the project construction and leasing up in about 4 to 5 years.

Unit Mix:	3 One Bedrooms 695+/- sq. ft. 3 Three Bedrooms 1,188 sq. ft. 36 Two bedrooms 965+/- sq. ft.
Affordable Units:	5 Very Low Category to be designated
Parking Stalls:	69 Stalls on Ground Level Parking Garage
Storage:	Each unit has a dedicated storage
Roof Deck:	Can be added to the design of the building
Balconies & Patios:	Majority of Units
Building Height:	52+/- ft.
Elevator:	Accessing Four Floors
Schools:	GUSD;
Utilities:	Glendale Water & Power
Fire:	Glendale Fire Dept.
Police:	Glendale Police Dept.
Construction:	Type V Construction with Stack Units
Building View:	Building design has views on 3 sides due to its location & height.

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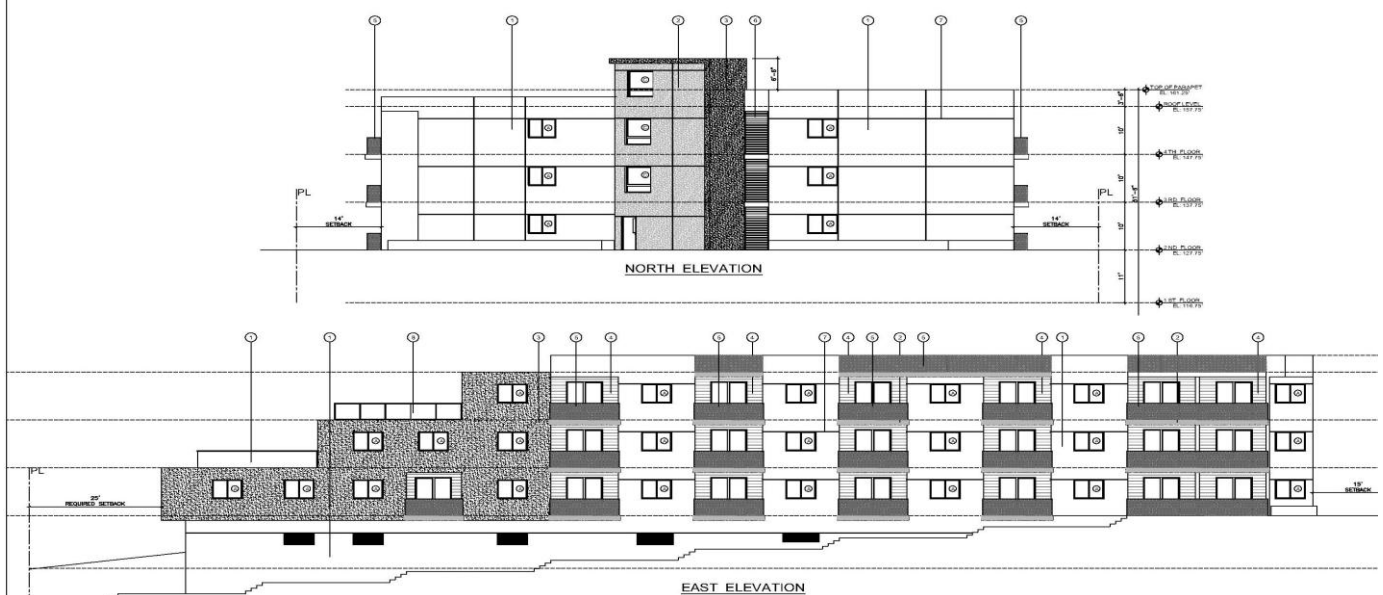
## Project Elevations:



SOUTH ELEVATION



## Project Design Section:



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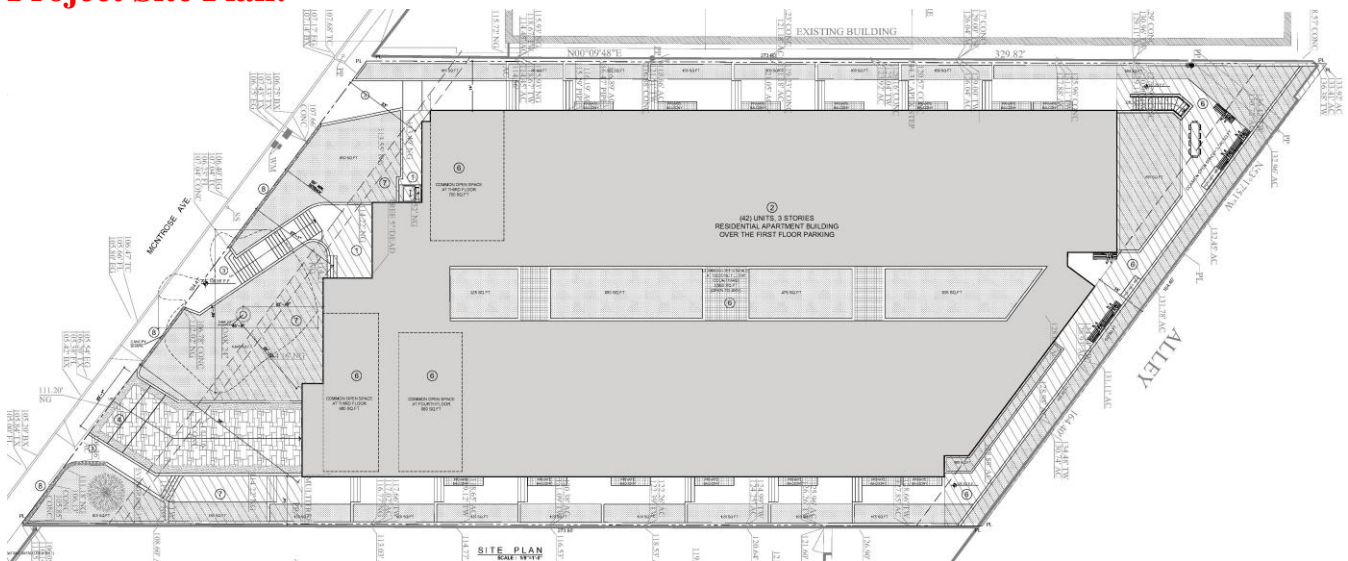
## Project Elevations:



NORTH ELEVATION



## Project Site Plan:



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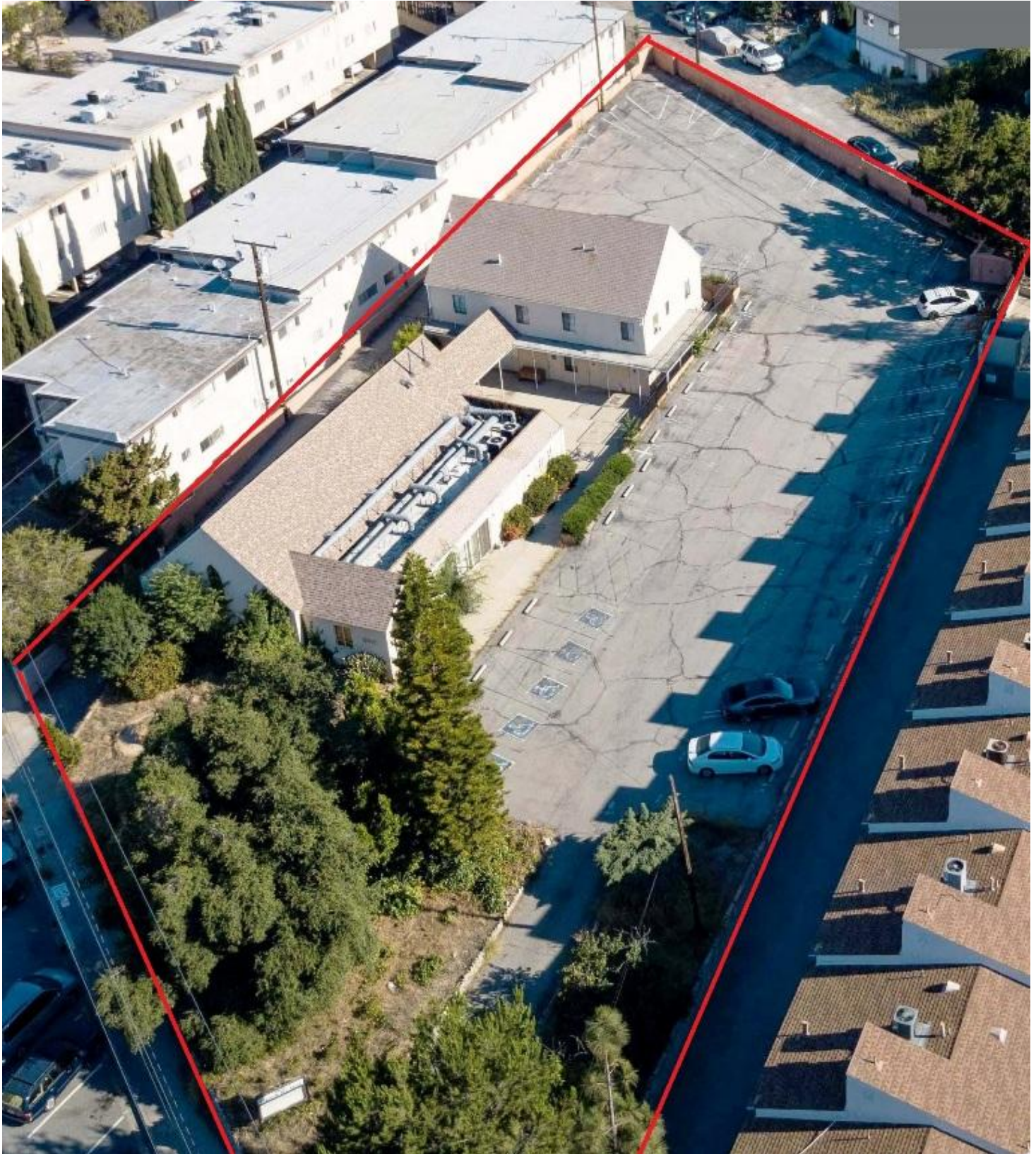
**Existing Building Exterior Photos:**



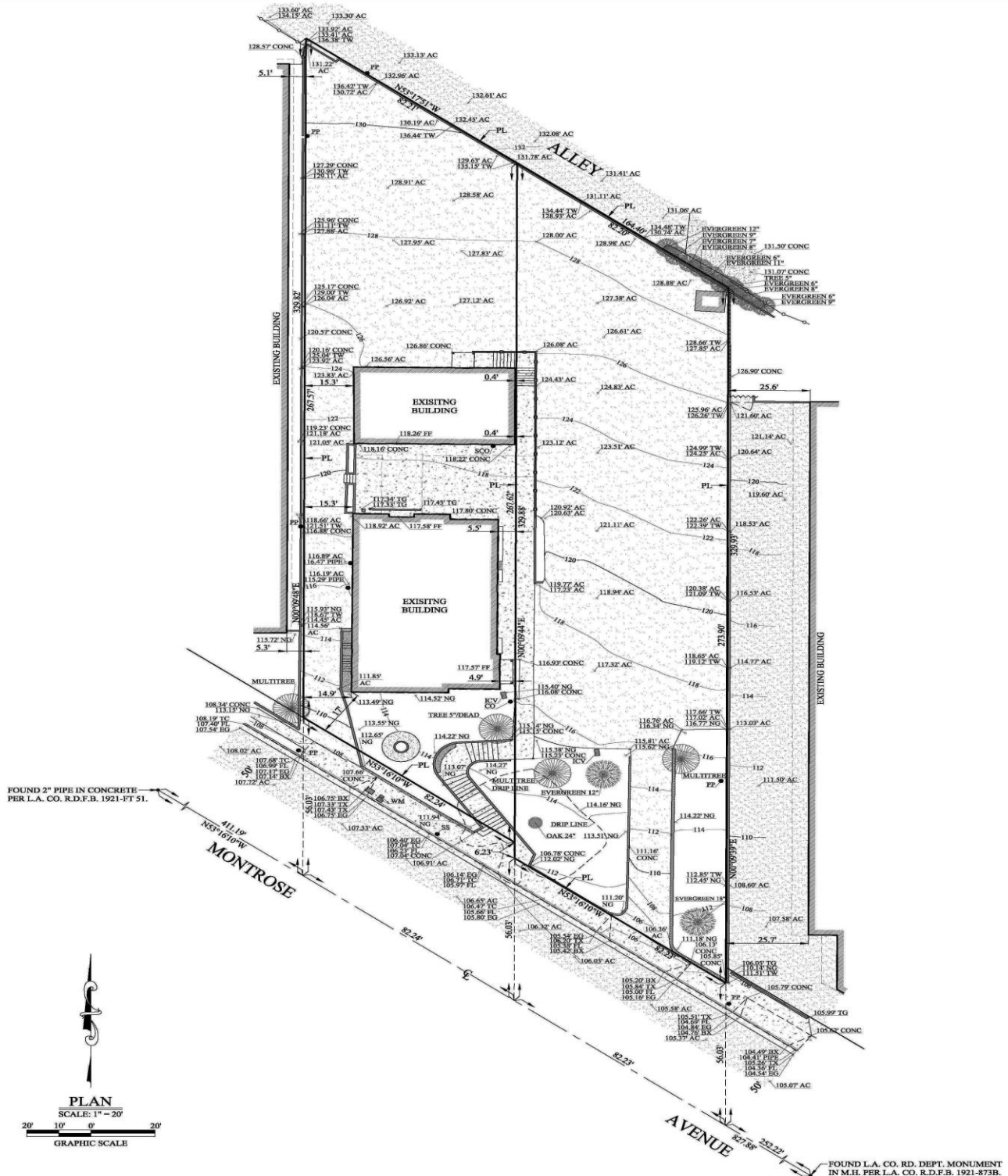
**Existing Building Interior Photos:**



**Existing Building Site Plan:**



**Property Survey Plan:**

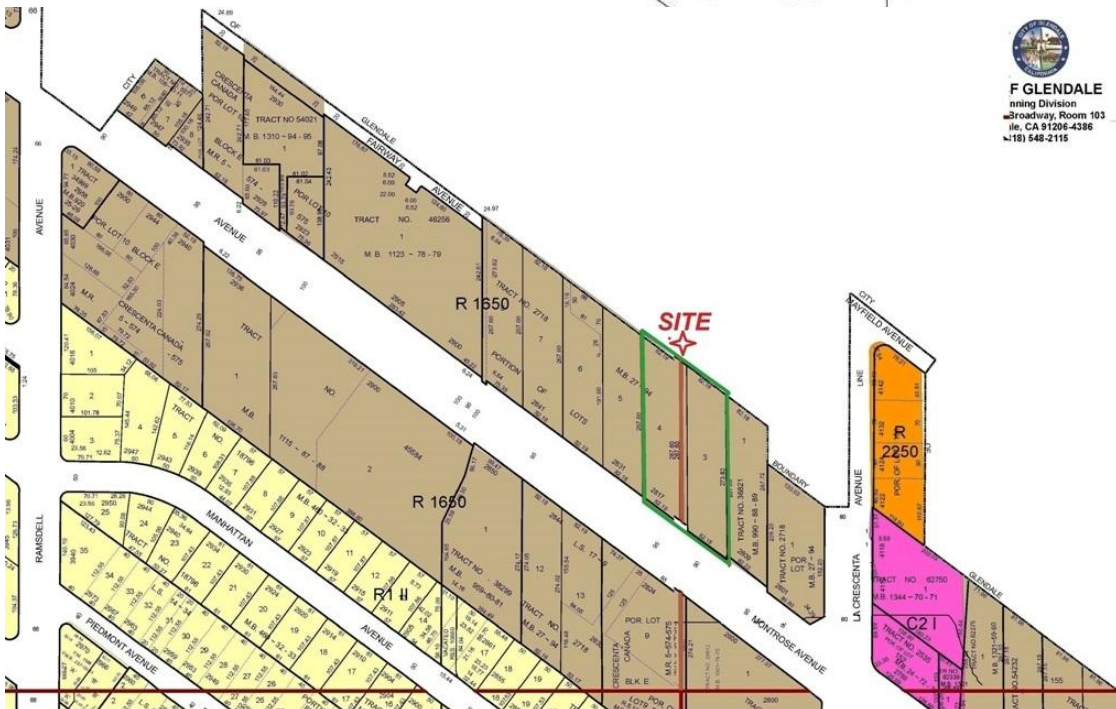


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**Plot & Zoning Maps APN: 5610-020-034**



**Aerial Photos of Property:**





## Location Maps:



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