

FOR SALE

LIST PRICE: \$2,099,900.00

1108 N Kenmore Avenue

Los Angeles, CA 90029



DRE#: 00835836

For More Information:
JIM MANGASSARIAN
Real Estate Consultant
Business: 661-286-8600 ext. 6697
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This property is in the heart of Hollywood, surrounded with single family homes, apartment complexes and mom and pop businesses, situated within one-quarter mile from Santa Monica / Vermont Metro Rail Station with easy access to transportation, shopping, schools including Los Angeles City College (LACC), most within walking distance. Property is zoned C-2 commercial and includes three (3) units, Retail Store front at street level plus two (2) Residential units in the rear, while current owner lives in one of the units, the store front and the other residential unit is rented, both rentals are on a month-to-month basis, owners resident can also be rented for additional income.

Property is within a State Enterprise Zone, while this property would be (1) perfect for a family who has a small mom & pop business to live in one of the rear units, lease out the other residential unit and operate their retail business from the store front or (2) ideal for an investor who can lease all three units and collect rent, but (3) the highest and best use would be develop the property into multi-residential units, this is a great developer opportunity for this fast changing Hollywood location from single family homes into brand new multi-unit apartment complexes with all the latest home features.



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Highlights:

- **Prime Location:**

- In the heart of Hollywood, surrounded by single-family homes, apartment complexes, and mom-and-pop businesses.
- Located within one-quarter mile of the Santa Monica/Vermont Metro Rail Station, offering easy access to transportation, shopping, and schools.
- Close proximity to Los Angeles City College (LACC), with many amenities within walking distance.

- **Zoning & Layout:**

- Zoned C-2 Commercial.
- Includes three units:
- Retail storefront at street level.
- Two residential units in the rear (one currently owner-occupied).

- **Income Potential:**

- Retail unit and one residential unit are rented on a month-to-month basis.
- Owner's unit can also be rented for additional income.

- **Flexible Use Options:**

- Ideal for a family with a small business to live in one residential unit, rent the other, and operate the retail storefront.
- Suitable for an investor to lease all three units and collect rental income.
- Development Opportunity: Highest and best use may be to develop the property into multi-residential units (potential for 12-16 units, subject to city approval).

- **Development-Friendly Area:**

- Property is within a State Enterprise Zone, potentially offering development incentives.
- The neighborhood is transitioning with numerous new multi-unit complexes nearby (approx. 15 within half a mile, including five on the same block).

- **Potential:**

- Perfect for developers looking to capitalize on Hollywood's shift to multi-unit apartment complexes with modern features.

- **Verification:**

- Development potential and unit count must be verified with local city ordinances.



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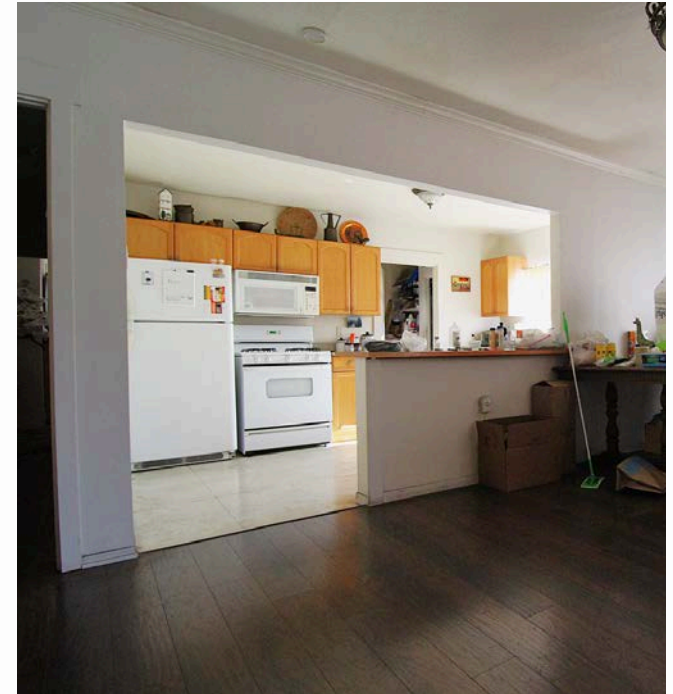
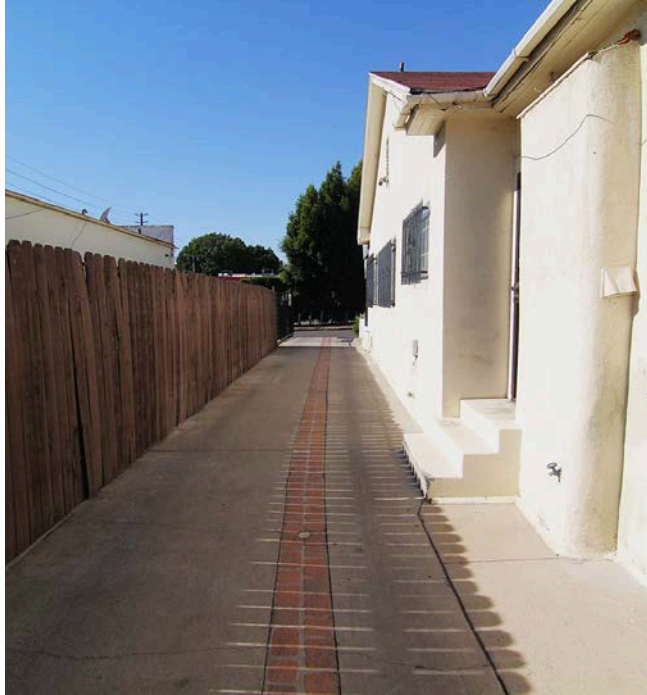
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Driving around this property, one can't help but notice that there are many brand new complexes that have popped up near and all around the area, I counted about 15 such properties within less than half a mile radius, five of them being on the same block with the rest just a block or two over on either side, there may be the potential of building 12 - 16 units on the subject property, must verify with local city ordinance.



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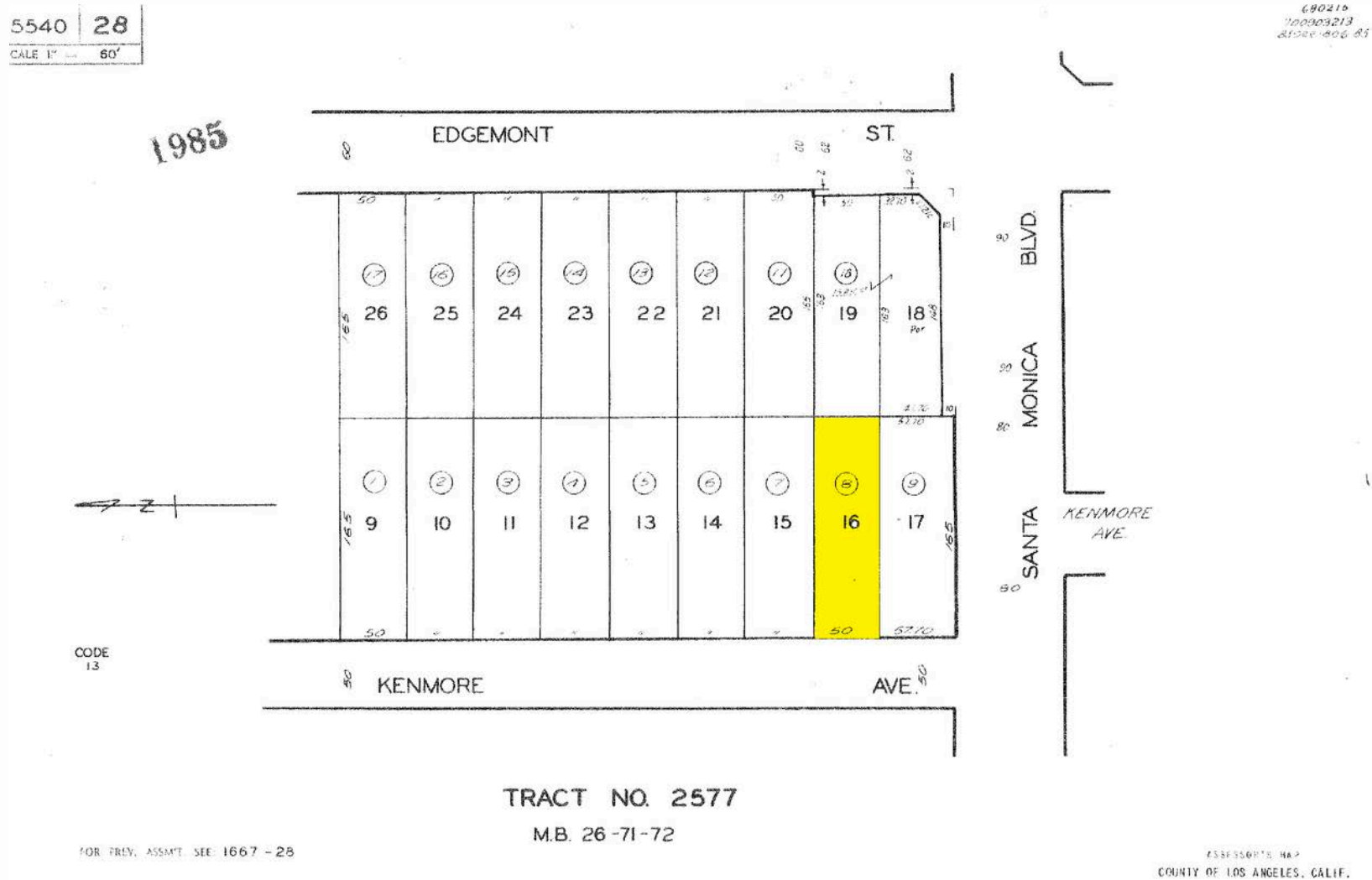
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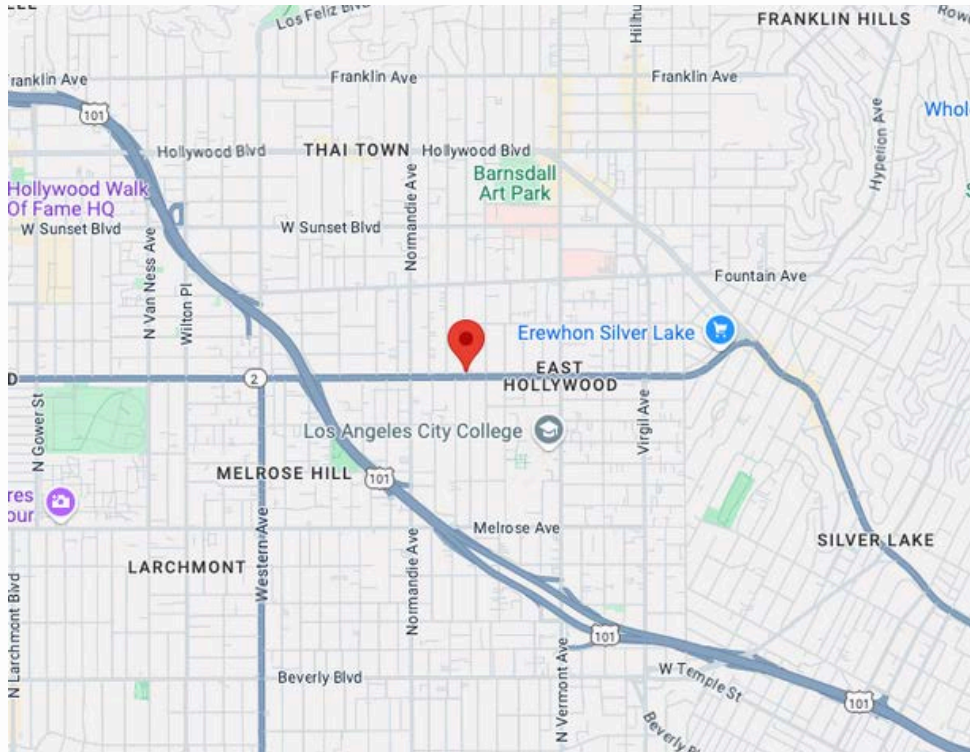
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