

739-741 N Fairfax Ave

Los Angeles, CA 90046 · West Hollywood Submarket

MEDICAL BUILDING

CONFIRMED
BILLBOARD
INCOME10 DR'S
OFFICESX-RAY & LAB
ROOMMONUMENT
SIGN

Own your practice in one of LA's most iconic corridors. Nestled in the heart of the vibrant Fairfax district, this ±2,907 SF medical building is a rare owner-user opportunity. Formerly an urgent care facility, the property offers a fully built-out medical layout featuring 10 private doctor's offices, 2 waiting areas, an X-ray room, and a dedicated lab room, ideal for a physician, dental, or specialty practice ready to plant roots.

Beyond the exceptional build-out, the asset generates approximately **\$28,000/year in billboard income**, a rare bonus that helps offset ownership costs. On-site parking plus additional street parking, along with a highly visible monument sign, ensure both convenience and visibility. Best of all, qualified MDs, DOs, and DDS buyers may take advantage of exclusive \$0-down financing through Bank of America, making ownership more attainable than ever.

Opportunities like this in the Fairfax corridor are exceedingly rare. Don't miss your chance to own, rather than lease, in one of Los Angeles' most desirable medical and retail markets.

BUILDING SIZE

2,907 SF

YEAR BUILT / CLASS

1954 / Class C

PARKING

8 Spaces

BUILDING PRICE

Call for Pricing

2,907 SF medical building

★ BONUS PASSIVE INCOME

\$2,340.00 / mo

Confirmed billboard lease · ~\$28,080/year

Verified by Bank Statement



10 Dr's Offices

Two waiting areas plus ten individual doctor's offices already built out.



X-Ray & Lab Room

Dedicated X-ray suite and lab room in place — no buildout needed for a medical user.



Billboard & Signage

\$2,340.00/mo confirmed billboard income, plus a highly visible monument sign on the left side of the property.



8 Parking Spaces

2.75/1,000 SF ratio — 1 covered, 3 surface, 4 tandem, plus street parking.



Special Financing

Zero-down financing available through Bank of America for qualifying MDs, DOs, and DDS.*

Positioning Strategy — Owner-User Buyer (Doctors)

- 01 Own instead of rent.** A doctor's rent payment could instead build equity in their own building.
- 02 Move in fast.** Ten doctor's offices, an X-ray room, and a lab room are already built out — no lengthy construction delay.
- 03 Income offset.** The billboard lease covers a meaningful share of monthly carrying costs from day one.
- 04 Flexible.** Occupy the full 2,907 SF, or use part of the building and lease the remainder.

Move-in ready. Income producing. Priced to sell.

Call Bita Sereshki at (310) 351-7058 for showing appointments or property info.

**CALL BITA
(310) 351-7058**

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*Zero-down financing available through Bank of America for qualifying MDs, DOs, and DDS, subject to meeting bank qualification requirements.

