

FOR SALE

MULTI-FAMILY INVESTMENT OPPORTUNITY

10 Vacant Units

11503 S New Hampshire Avenue | Los Angeles, CA



PROPERTY SUMMARY

LIST PRICE:	\$ 5,500,000
PRICE/SF:	\$ 438
PRICE/UNIT:	\$ 550,000
APN:	6079-020-047
TOTAL UNITS:	10
UNIT TYPE:	1 Bed / 1 Bath 2 Bed / 1 Bath 3 Bed / 3 Bath
RENTABLE SF:	± 12,558 net rentable square feet
LAND AREA:	± 8,454 square feet (± 0.19 acres)
BUILDINGS:	Three (3)
STORIES:	Three (3)
ZONING:	R3
SECTION 8:	Yes

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

11503 S New Hampshire Avenue is a 10-unit multi-family property ideally located in the Athens neighborhood of Los Angeles. The total 12,558 SF property consists of three separate buildings on one 8,454 SF lot. Unit mix consists of (2) one bed/one bath units, (2) two bed/one bath units and (6) three bed/three bath units. All units are planned for Section 8 tenants. The New Hampshire Avenue property is less than a 10 minute walk from the Vermont/Athens Metro Stop. Located just southwest of Imperial Hwy & Vermont Avenue, there are abundant retail and restaurant amenities nearby. Tenants can easily access the 105 & 110 Freeway, connecting to the world famous California beaches, downtown Los Angeles and greater Los Angeles. Los Angeles Southwest College is located less than one mile away.



Excellent Location



Near Vermont/Athens Metro Stop



Walkable Location



Upside Potential



Nearby 105 & 110 Freeways

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