

900

NORTH WESTERN AVENUE LOS ANGELES

FOR SALE



WESTERN AVE



Financial Summary

PRICE	\$3,150,000 (\$565 PSF)
SALE CONDITION	INVESTMENT
NET OPERATING INCOME	\$126,000.00
CURRENT USE	Office
CAP RATE	4.0%
LEASE EXPIRATION	May 31, 2029





Financial Summary

BUILDING SIZE	5,579 SF
SLAB TO SLAB	10'
(2 STORIES)	(2 STORIES)
LOT SIZE	6,744 SF
USE	OFFICE
YEAR BUILT / RENOVATED	1954 / 2020
PARKING	12 STALLS
DRIVE INS	1
POWER	400A / 120-240V
APN	5535-020-011
ZONING	C4-2D
WALK SCORE	VERY WALKABLE (89)
TRANSIT SCORE	GOOD TRANSIT (59)

