



Commercial For Sale | Land | Multifamily

10939 Ohio Avenue . Westwood , CA 90024

A rare trophy development opportunity in one of the most coveted rental markets of the Los Angeles, CA MSA - Westwood. For more information please contact the listing agent, Josh Hill 818-212-2687 Josh.Hill@marcusmillichap.com

Listing Info

Listing ID: 2120
Sold

For Sale

\$4,100,000

Posted: 12/30/2019 3:01 pm | On HOMEiZ: 1588 days | Updated: 4 years ago | Views: 840

Listing Presented
by

Location Map



Property Type

Property status	Sold
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Property Price

Last Sold Price	\$3800000
Last Sold Date	12/26/2019
Annual Property Tax Rate for this property	0.755%

Property Location & Description



Listing Headline	A rare trophy development opportunity in one of the most coveted rental markets of the Los Angeles, CA MSA - Westwood. For more information please contact the listing agent, Josh Hill 818-212-2687 Josh.Hill@marcusmillichap.com
Lot Description	The approximately 7,265 SF redevelopment site is zoned [Q]R4-1L and falls under TOC Tier 3 eligibility, allowing for a savvy developer to build 18 units by right and up to 33 units with the density bonus. The asset is currently comprised of an 8-unit apartment building built in 1948, which allows a buyer cash flow while they go through the entitlement process.
Location Description	Located on the Westside of Los Angeles, Westwood is one of the most sought out places to live. Nearby neighborhoods include Holmby Hills, Wilshire Corridor, Bel Air, Brentwood, Beverly Hills, West Hollywood, & Santa Monica. The property is considered a Walker's Paradise with a Walk Score of 92/100 (meaning all errands can be done without a car) and is conveniently located right by the 405 Fwy.
Utilities	Irrigation is available Electricity/Power is available Water is available Telephone is available Cable is available Gas/Propane is available
APN / Parcel ID	4324038002
Zoning	R4
Plans Approved	No
Has Permits	No
Highlights	Build 18 Units By-Right
	Build 33 Units w/ Density Bonus
	Rare Westwood Location

Lot Details

Details #1

Asking Price	\$4100000 Total Price
Total Lot Size	0.17 Acres
Commission Split %	Contact Listing Agent%

Sewer

Type of Sewer	Sewer System (Public)
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Neighborhood lifestyle

Lifestyle	Urban Pioneer
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More information

MLS URL of this listing to link to your own site or brokerage site	
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