

Commercial For Sale | Land | Multifamily

8447 Romaine Street . Melrose , CA 90069

16 units can be Built By Right. Rare Corner Lot Situated in one of the trendiest pockets of Los Angeles. AAA+ Location. For more information please contact the listing agent, Michael Monempour D 310.492.8402 | C 310.270.8423 Michael.Monempour@kidder.com | kidder.com

Listing Info

Listing ID: 2521
Sold

For Sale

\$2,700,000

Listing Presented
by

Posted: 11/18/2020 7:13 am | On HOMEiZ: 1256 days | Updated: 3 years ago | Views: 431

Location Map

Property Type

Property status	Sold
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Property Price

Last Sold Price	\$2700000
Last Sold Date	11/18/2020
Annual Property Tax Rate for this property	1.25%

Property Location & Description

Listing Headline	16 units can be Built By Right. Rare Corner Lot Situating in one of the trendiest pockets of Los Angeles. AAA+ Location. For more information please contact the listing agent, Michael Monempour D 310.492.8402 C 310.270.8423 Michael.Monempour@kidder.com kidder.com
Lot Description	Offering is 6,495 SF Zoned (Q)LA-R4-1. Applicable under Tier 3 of TOC. Eligible for 16 units by right. Property is being delivered vacant! (Q) Condition on the property enforces a height limit of 35' Feet and allows a maximum Height of 45' Feet. Any additional height above 35 feet shall be stepped back one foot for each additional foot of height above 35 feet from any exterior face that is along a street, as well as those along the rear lot line.
Location Description	AAA+ location – Sandwiched between Norma Triangle, Beverly Grove and West Hollywood
Utilities	Irrigation is available Electricity/Power is available Water is available Telephone is available Cable is available Gas/Propane is available
APN / Parcel ID	5529-007-032
Zoning	LAR4
Zoning Description	Apartment building 16 units by right
Vacant	Yes
Plans Approved	No
Has Permits	No
FAR	35' Feet
Height Limit	45' Feet
Highlights	Impeccable corner lot consisting of 6,945 SF zoned (Q) LA-R4

	Property Being Delivered Vacant! Not subject to SB 330
	Property Being Delivered Vacant! Not subject to SB 330

Lot Details

Details #1

Asking Price	\$2700000 Total Price
Total Lot Size	6945 Sq. Ft.
Commission Split %	Contact listing agent %
How many units can be Built By Right	16

Sewer

Type of Sewer	Sewer System (Public)
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Neighborhood lifestyle

Lifestyle	Urban Core
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More information

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