



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

1246 South Westgate Avenue . West Los Angeles , CA 90025

For sale 9 units apartment building in prime west los Angeles location a AAA+ location, California. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423

Listing Info

Listing ID: 2946
Sold

For Sale

\$3,800,000

Posted: 11/03/2021 9:00 pm | On HOMEiZ: 914 days | Updated: 2 years ago | Views: 438

Listing Presented by

Location Map



Property Type

| | |
|-----------------|------|
| Property status | Sold |
|-----------------|------|

Property Price

| | |
|-----------------|------------------|
| Asking Price | \$3800000 |
| Last Sold Price | \$3800000 |
| Last Sold Date | 10/29/2021 |
| Total Lot Size | 6,999.00 Sq. Ft. |

| | |
|--|------------------------|
| Asking Price per Sq. Ft. | \$510 |
| Total Building Size Sq. Ft. | 7446 |
| Commission Split % | Contact listing agent% |
| Cap Rate % | 4.35% |
| Gross Annual Income | \$0 |
| Net Operating Income | \$165300 |
| Gross Rent Multiplier | 14.72 |
| Operating Expenses | \$0 |
| Annual Property Tax Rate for this property | 1.25% |
| Property tax total amount | \$47500 |

Property Location & Description

| | |
|----------------------|---|
| Listing Headline | For sale 9 units apartment building in prime west los Angeles location a AAA+ location, California. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423 |
| Rent control | Rent Control |
| Property Description | Great investment in prime west Los Angeles location. All units are separately meters. |
| | |

| | |
|---|--|
| Location Description | Only steps away from Wilshire Blvd., and two minutes away from the Collins & Katz State of the Art YMCA. Convenient access to top U.S. ranked health care facilities & universities. Close to a myriad of shops, prestigious schools, hip restaurants, public transportation, fascinating museums, the beach, music, comedy, & more. |
| No. of Units | 9 |
| Price per Unit | \$422222 |
| Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 3+2 1 2. 2+2 1 3. 2+1 3 4. 1+1 3 5. 1+0 (studio) 1 | |
| APN / Parcel ID | 4263-007-021 |
| Zoning | LARD1.5 |
| Occupancy % | 100% |
| Construction Type | Wood & Stucco |
| | |

| | |
|----------------------------|-------------------------------|
| No. Stories | 2 |
| Year Built | 1964 |
| Overall Property Condition | Very good |
| Highlights | Excellent unit mix |
| | Extremely renovated all units |

Property Information

Sewer

| | |
|---------------|-----------------------|
| Type of Sewer | Sewer System (Public) |
|---------------|-----------------------|

Parking

| | |
|-----------------------|---|
| Parking type | Off-street On-street Assigned Parking |
| # of Covered Parkings | No Data |

Investment Overview

| | |
|-------------|----------|
| Type of use | Investor |
|-------------|----------|

Energy Efficiency

| | |
|--|---------|
| Energy Star Certified | No |
| How old is you cooling and heating system? | No Data |
| Efficiency rating | N/A |
| R-value | N/A |
| Windows single-pane? | No |

| | |
|--------------------------------|----|
| Natural daylight | No |
| Appliances energy efficient | No |
| Roof | No |

Neighborhood lifestyle

| | |
|-----------|-------------------------------|
| Lifestyle | College Students New Urban |
|-----------|-------------------------------|

More information

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

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