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

# 617 North Sweetzer Avenue . Central LA , CA 90048

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For sale 7 units apartment building located in one of the most desirable parts of West Hollywood, California. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com C 310.270.8423

Listing Info

Listing ID: 2991

Sold

For Sale

\$2,950,000

Posted: 12/20/2021 10:30 am | On HOMEiZ: 863 days | Updated: 2 years ago | Views: 437

Listing Presented by

## Location Map

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## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2950000
Last Sold Price	\$2950000
Last Sold Date	12/17/2021
Total Lot Size	5,500.00 Sq. Ft.

Asking Price per Sq. Ft.	\$427
Total Building Size Sq. Ft.	6916
Commission Split %	2.5%
Cap Rate %	3.9%
Gross Annual Income	\$0
Net Operating Income	\$115050
Gross Rent Multiplier	16.38
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$36875

## Property Location & Description

Listing Headline	For sale 7 units apartment building located in one of the most desirable parts of West Hollywood, California. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com C 310.270.8423
Rent control	Rent Control
Property Description	Situated on a 5,500 SF lot, the property consists of 6,916 SF and features one (1) studio, two (2) One-Bedroom/One-Bathroom, and four (4) Two-Bedroom/Two-Bathroom units. The property will be delivered with a vacant two-bedroom unit.

Location Description	Located within close proximity to world-famous shopping, dining, and entertainment venues. Residents enjoy being within walking distance to everyday amenities, while also having convenient access to the 101 Freeway, offering them easy accessibility to many popular employment centers throughout Los Angeles, including West Hollywood, Hollywood, Beverly Hills, and Century City.
No. of Units	7
Price per Unit	\$421429
Units Mix	
No.	
Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
Studio / 1 Bath	
1	
\$1595	
2.	
1+1	
2	
\$1800	
3.	
2+2	
4	
\$2252	
4.	
5.	
APN / Parcel ID	5528-015-042
Zoning	WDR3C

Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1971
Overall Property Condition	Good
Highlights	Prime West Hollywood Location
	Close Proximity to Desirable Shopping Centers, High-Class Dining and Entertainment Venues
	Features Nine (9) Individual Parking Spaces
	Generational Opportunity - First Time on Market in 35 Years
	Exceptionally Large Floor Plans - Average Size over 900 Square Feet
	Soft-Story Seismic Retrofit Completed

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	On-street Assigned Parking
# of Covered Parkings	7

## Investment Overview

Type of use	Investor
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### Energy Efficiency

Energy Star Certified	No
How old is your 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	New Urban
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## More information

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