

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

# 7661 Fountain Avenue . Spaulding Square , CA 90046

**For sale 6-unit apartment building located just outside of West Hollywood, California. For more information contact the listing agent, Sam Liberow**  
**sam.liberow@marcusmillichap.com**

## Listing Info

Listing ID: 3003  
**Sold**

**For Sale**

**\$2,050,000**

Posted: 12/29/2021 10:58 am | On HOMEiZ: 854 days | Updated: 2 years ago | Views: 423

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2050000
Last Sold Price	\$2500000
Last Sold Date	12/29/2021
Total Lot Size	6,173.00 Sq. Ft.
Asking Price per Sq. Ft.	\$427

Total Building Size Sq. Ft.	4804
Commission Split %	2.0%
Cap Rate %	0%
Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	0.00
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$25625

## Property Location & Description

Listing Headline	For sale 6-unit apartment building located just outside of West Hollywood, California. For more information contact the listing agent, Sam Liberow sam.liberow@marcusmillichap.com
Rent control	Rent Control
Property Description	6-unit apartment building located just outside of West Hollywood, California. Situated on a 6,173 Sq Ft lot, the property consists of 4,804 SF, and features four (4) one bedroom / one bath and two (2) two bedrooms / two bath units. This property has gone through significant renovations by the current ownership, including two extensively renovated units which now boast stunning new floors, in-unit washers and dryers, modern faux fireplaces, stainless-steel appliances and more. In addition to the two renovated units, the exterior of the building was upgraded with new paint and a new electric gate, conveniently giving access to six (6) parking spaces for the tenants.

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No. of Units	6
Price per Unit	\$341667
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent	1. 1+1 4  2. 2+2 2  3.   4.   5.
APN / Parcel ID	5550-031-015

Zoning	LAR3
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1955
Overall Property Condition	Good
Highlights	Located just outside of West Hollywood, California.
	Significant renovations by the current ownership
	In-unit washers and dryers

## Property Information

### Sewer

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

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	6

## 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	G (1-20)
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

## Neighborhood lifestyle

Lifestyle	Urban Core 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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