

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

# 4737 Orion Avenue . Sherman Oaks , CA 91403

**For sale 25 units apartment building in Sherman Oaks , CA. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423**

## Listing Info

Listing ID: 3165  
**Sold**

For Sale

**\$8,500,000**

Posted: 07/17/2022 1:13 pm | On HOMEiZ: 658 days | Updated: 1 year ago | Views: 340

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$8500000
Last Sold Price	\$8500000
Last Sold Date	07/18/2022
Total Lot Size	0.48 Acres
Asking Price per Sq. Ft.	\$352

Total Building Size Sq. Ft.	24163
Commission Split %	Contact listing agent%
Cap Rate %	4.38%
Gross Annual Income	\$0
Net Operating Income	\$372300
Gross Rent Multiplier	14.52
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$106250

## Property Location & Description

Listing Headline	For sale 25 units apartment building in Sherman Oaks , CA. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423
Rent control	Rent Control
Property Description	4737 Orion Ave is a 24,163 square foot multi-family home on a 0.48 acre lot with 49 bedrooms and 48 bathrooms.
Location Description	Sherman Oaks, CA
No. of Units	25
Price per Unit	\$340000

Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 2+2 7  2. 2+1.5 16  3. 3+2 1  4. Studio 1  5.	
APN / Parcel ID	2261-038-049
Zoning	LARD1.5
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1964
Overall Property Condition	Good
Highlights	AAA + Sherman oaks location.

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	No Data

# Investment Overview

Type of use	Investor
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# 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	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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