

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

# 1531 Sawtelle Boulevard . West Los Angeles , CA 90025

**Multifamily Apartment building development opportunity. Existing Improvements One, 2,500 SF Office/Retail Building**

## Listing Info

Listing ID: 3203  
**Sold**

**For Sale**

Posted: 09/20/2022 3:04 pm | On HOMEiZ: 590 days | Updated: 1 year ago | Views: 346

**\$2,950,000**

## Location Map

**Listing Presented by**

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2950000
Last Sold Price	\$2950000
Last Sold Date	09/21/2022
Total Lot Size	7,031.00 Sq. Ft.
Total Building Size Sq. Ft.	0
Commission Split %	Contact listing agent%

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 Location & Description

Listing Headline	Multifamily Apartment building development opportunity. Existing Improvements One, 2,500 SF Office/Retail Building
Rent control	Non Rent Control
Property Description	1531 Sawtelle Blvd is an approximate 7,031 SF Lot located in West Los Angeles. The property provides a great opportunity for a developer to acquire a rare lot in the bustling Sawtelle district. 1531 Sawtelle Blvd is currently occupied by Bundy's Lock & Key Co. on a month-to-month basis. The asset, Zoned C2, also boasts a Tier 2 TOC bonus that allows a developer to build up to 32 units and 23,660 SF of building.
Location Description	The property is truly centered in the heart of West Los Angeles. It is located on Sawtelle Blvd, a main North-South thoroughfare that is one block parallel to the 405 freeway. The property also sits one block north of Santa Monica Blvd, one block south of the US Veterans Affairs Hospital, and one block west of the on and off ramps for the 405 freeway. This section of Los Angeles boasts ideal demographics as there are more than 265,359 people living in a 3-mile radius, with an average household income exceeding \$156,433 in a 3-mile radius.
No. of Units	32

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent  
1.

2.

3.

4.

5.

APN / Parcel ID 4261-005-008

Zoning LAC2

Occupancy % No Data%

No. Stories 32

Year Built 0

Highlights Build 19 Units By-Right (LAC2)

Build 32 Units with Tier 2 TOC

Unentitled and Covered Land

Rare Sawtelle/West LA Location

Great Location | 94 Walk Score

50 Foot Frontage with Alley

## Property Information

### Sewer

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

### Investment Overview

Type of use	Developer
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### Energy Efficiency

Energy Star Certified	No
How old is your cooling and heating system?	No Data
Efficiency rating	N/A

### 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	Not in MLS
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