

EXCLUSIVELY LISTED FOR SALE

RARE MELROSE OWNER/USER OFFICE OR RETAIL BUILDING



6721 MELROSE AVENUE
LOS ANGELES, CA 90038

cag | COMMERCIAL
ASSET GROUP

- PERFECT **OWNER/USER PROPERTY** FOR LOCAL PROFESSIONAL LOOKING TO OWN HIS/HER OWN PROPERTY
- CURRENTLY CREATIVE OFFICE WITH **EXPOSED WOOD CEILINGS**, CONCRETE FLOORS AND MULTIPLE PATIOS
- **MULTIPLE NEW DEVELOPMENTS** ON MELROSE WITHIN BLOCKS ON EITHER DIRECTION
- LOCATED IN ENTERPRISE ZONE - **RESTAURANT & MEDICAL POTENTIAL**
- ADDITIONAL **BASEMENT SPACE**
- CAN PARK +/-18 CARS WITH **PARKING LOT** RESTRIPE
- SAME **STRETCH OF MELROSE** WHICH IS HOME TO PIZZARIA MOZZA, OSTERIA MOZZA, CHI SPACA, TROIS MEC, PETIT TROIS AND NUMEROUS OTHER RESTAURANTS
- **ADDITIONAL BILLBOARD INCOME** OF \$2,000/MONTH AND ADDITIONAL NIGHTTIME PARKING INCOME THROUGH RENTING TO VALET COMPANY SERVING LOCAL RESTAURANTS
- LARGE CORNER LOT WITH **DEVELOPMENT POTENTIAL**

SALE PRICE

\$3,500,000

BUILDING SIZE

±3,050 SF

LAND SIZE

±7,091 SF

PARKING

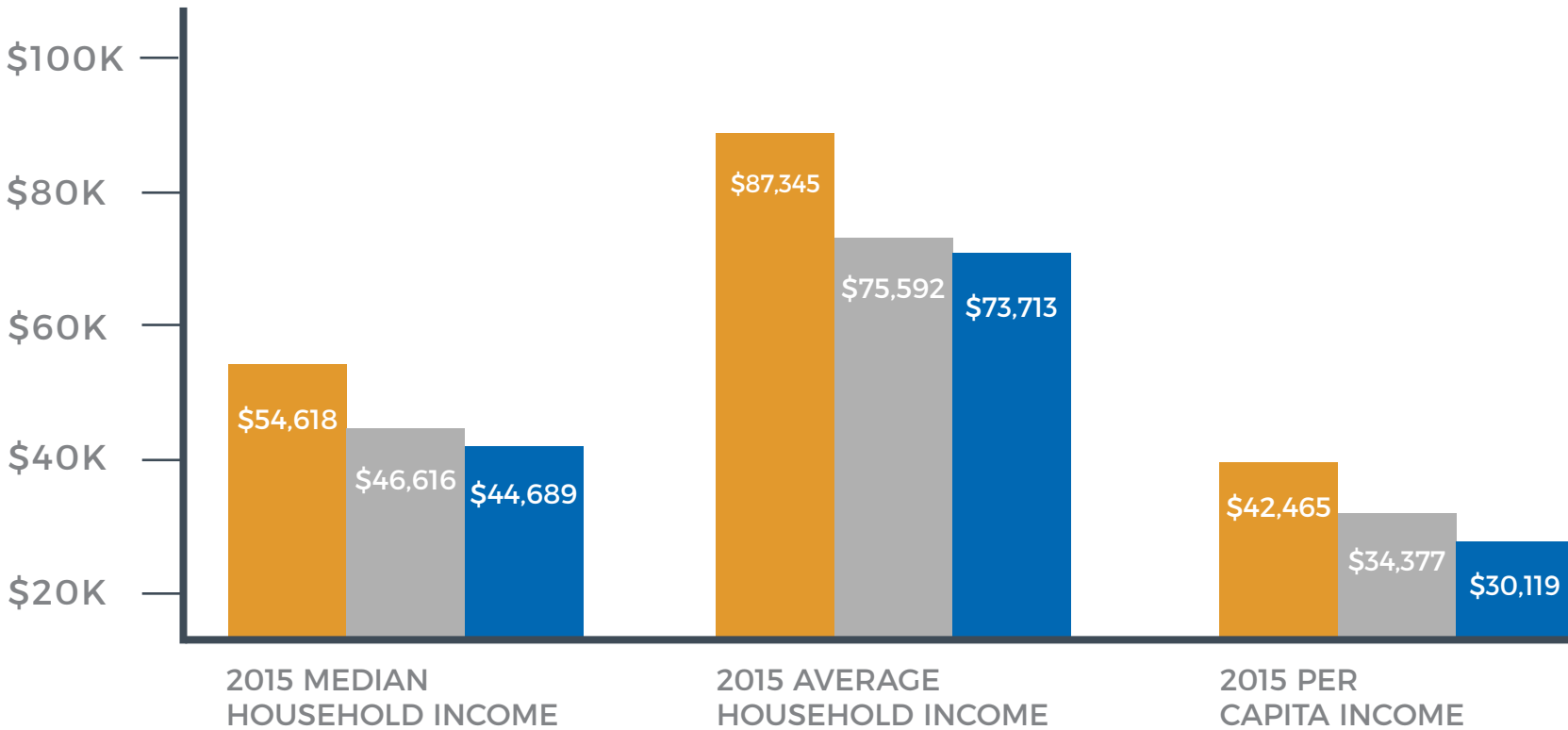
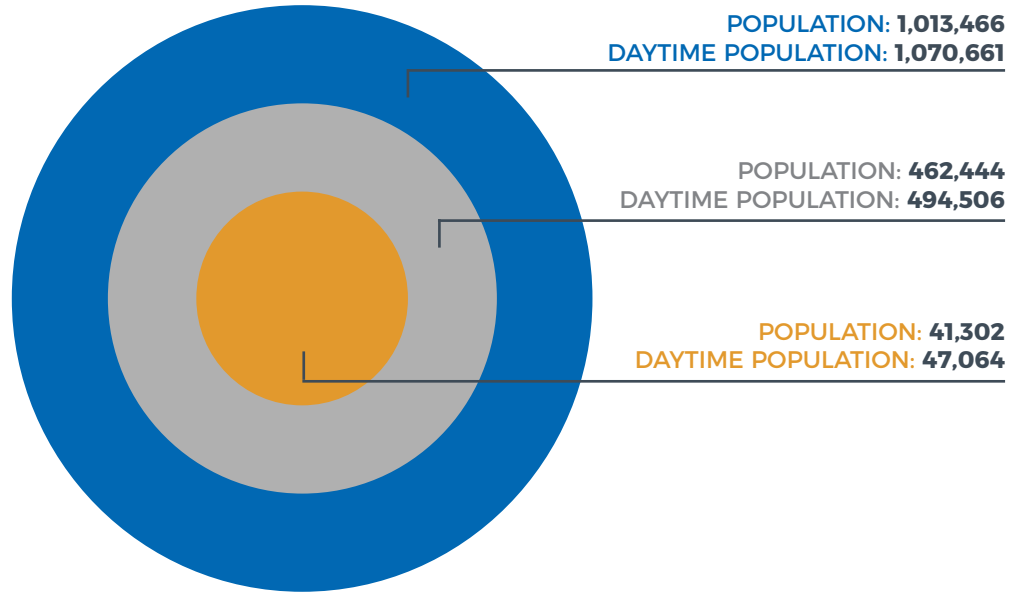
±18 SPACES*

WALK SCORE

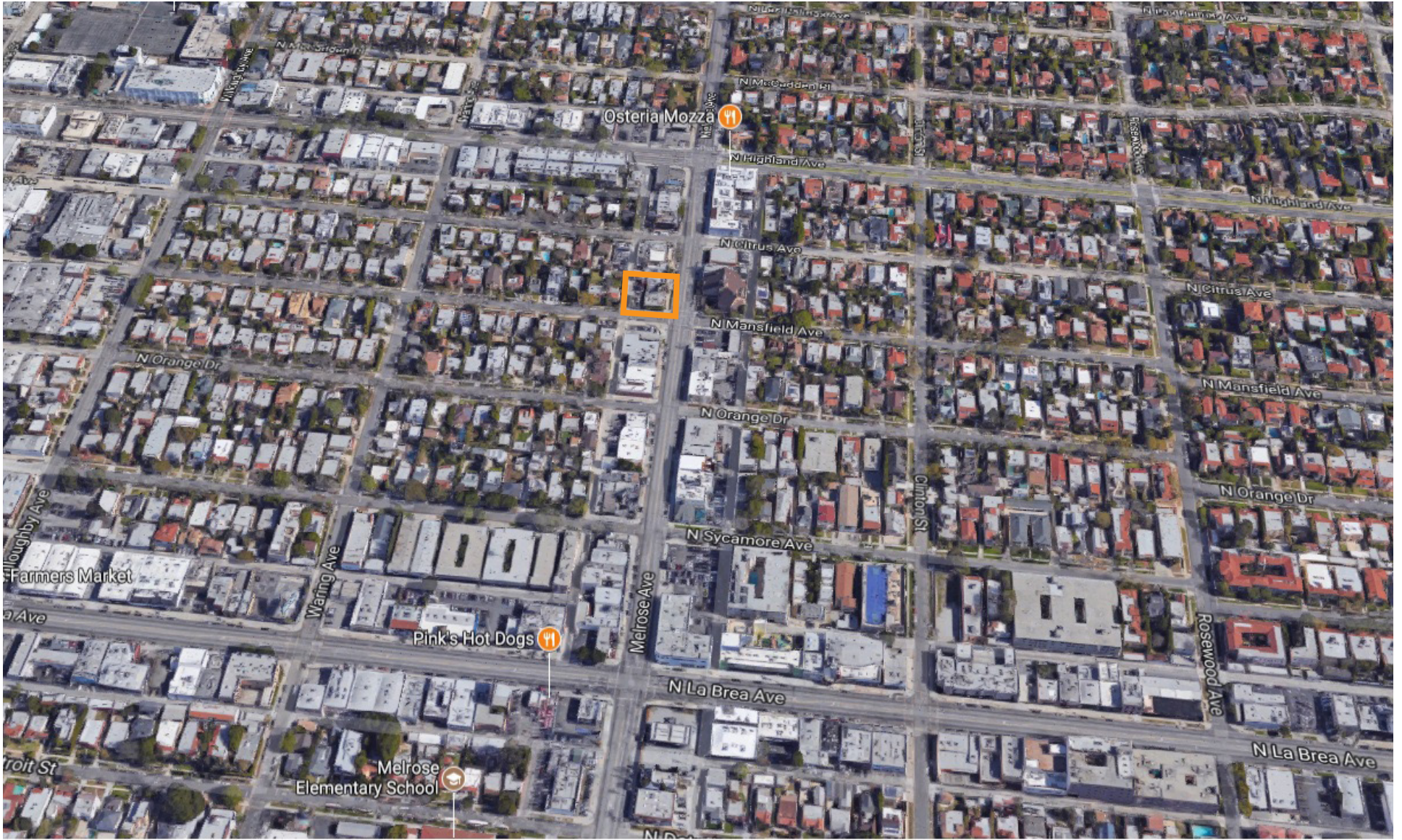
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*IF RESTRIPE

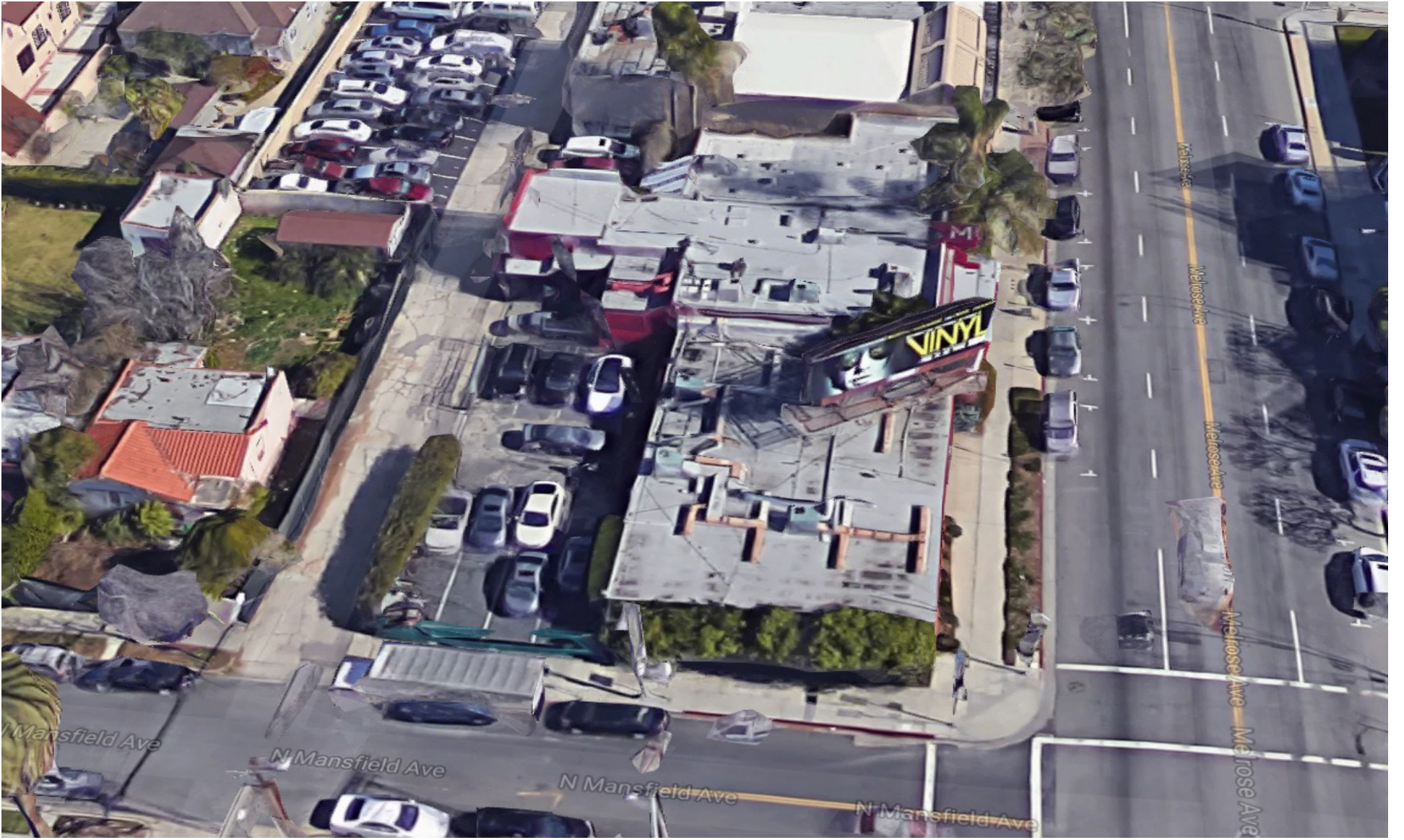
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DEMOGRAPHICS

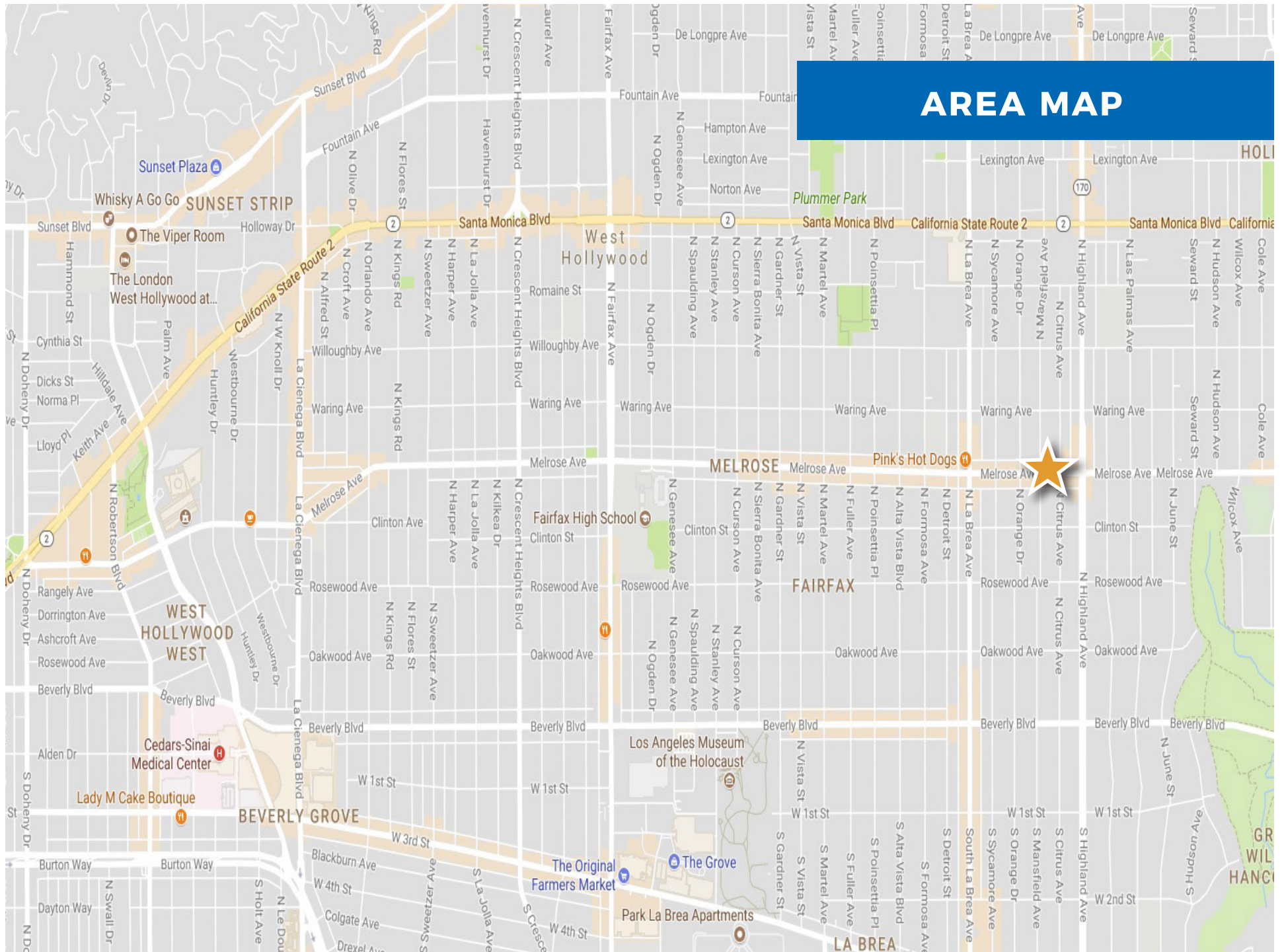


AERIAL



AERIAL

AREA MAP







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