

# 3743-3747 Cahuenga Boulevard West

Studio City, CA 91604

**2 COMMERCIAL BUILDINGS FOR SALE**



Charles Dunn

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# PROPERTY DETAILS

3743-3747 Cahuenga Boulevard West are Two-Story and Single Story commercial buildings for sale in Studio City. The Properties must be sold together.

## PROPERTY FACTS

Buildings Information: 3743 Cahuenga Boulevard West  
Building Size: ± 3,500 SF  
Lot Size: ± 5,750 SF  
Single story building (commercial)  
Built in 1939

3747 Cahuenga Boulevard West  
Building Size: ± 4,431 SF  
Lot Size: ± 2,873 SF  
Two story office over retail building (commercial)  
Built in 1964

Purchase Price: \$3,150,000

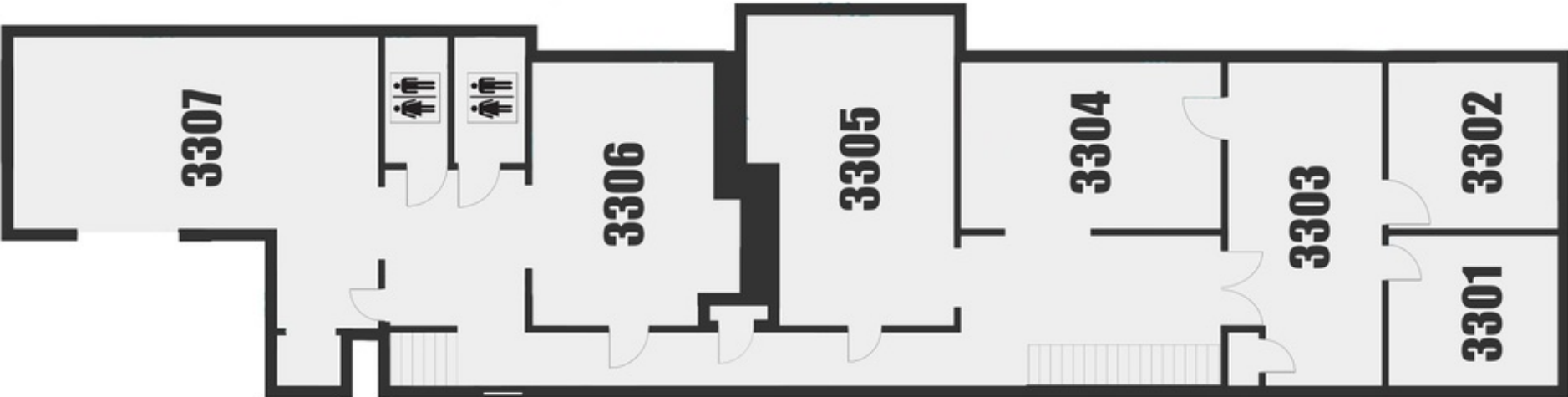
Zoning: LAC2

## PROPERTY HIGHLIGHTS

- › Great location
- › 3747 Cahuenga Boulevard West Ground Floor: Approx. 2,187 SF; Leased to Day Spa expires 11/30/2019; Current Rent is \$4,149.60/month Modified Gross plus 3% annual increases; Tenant pays utilities, janitorial, trash, HVAC and interior maintenance
- › 3743 & 3747 2nd Floor leased thru February 28, 2019; Current rent: \$11,187.19 Modified Gross
- › 5 tandem parking spaces and 1 garaged space; Current Tenants are parking up to 12 cars



# FLOOR PLANS



# PROPERTY PHOTOS



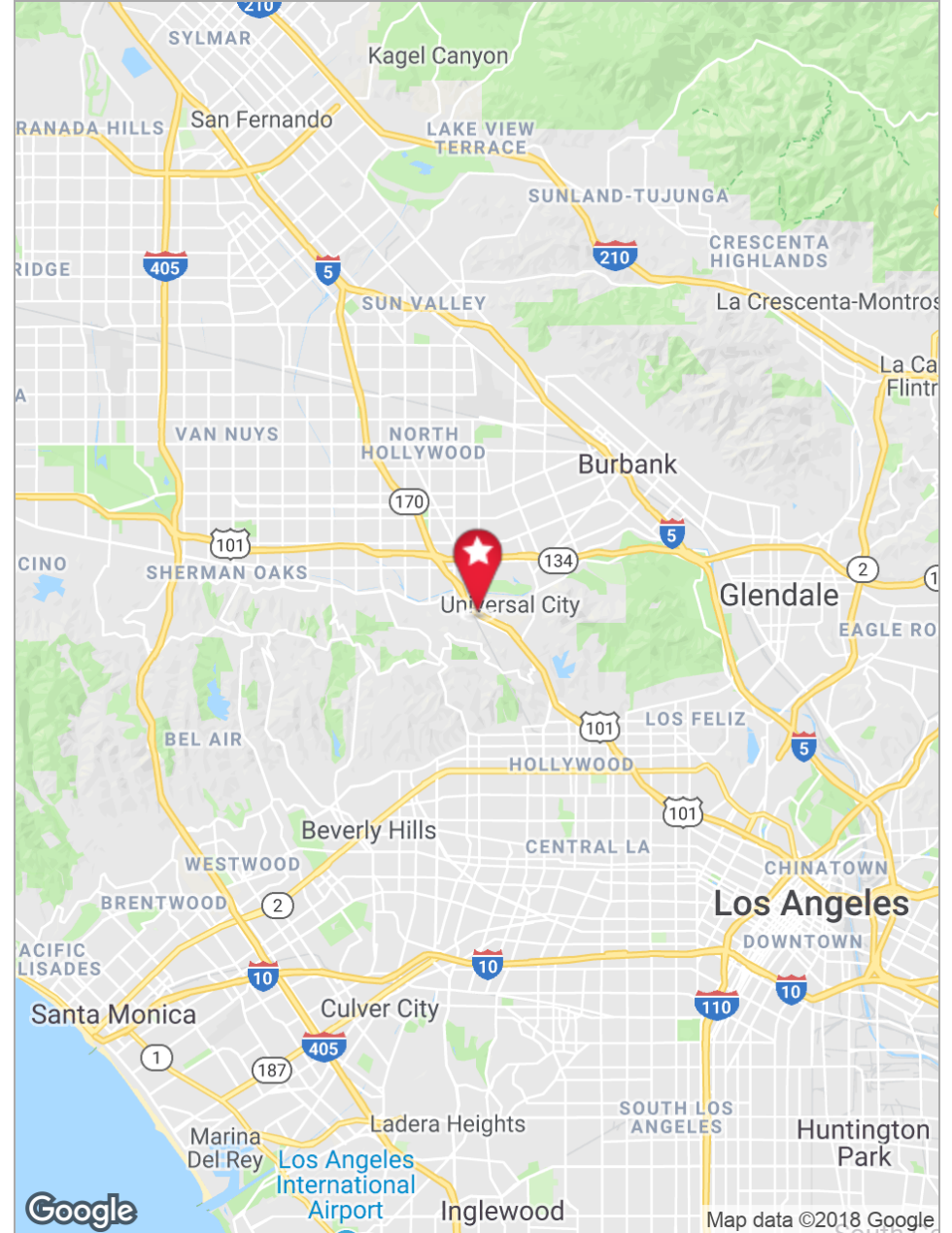
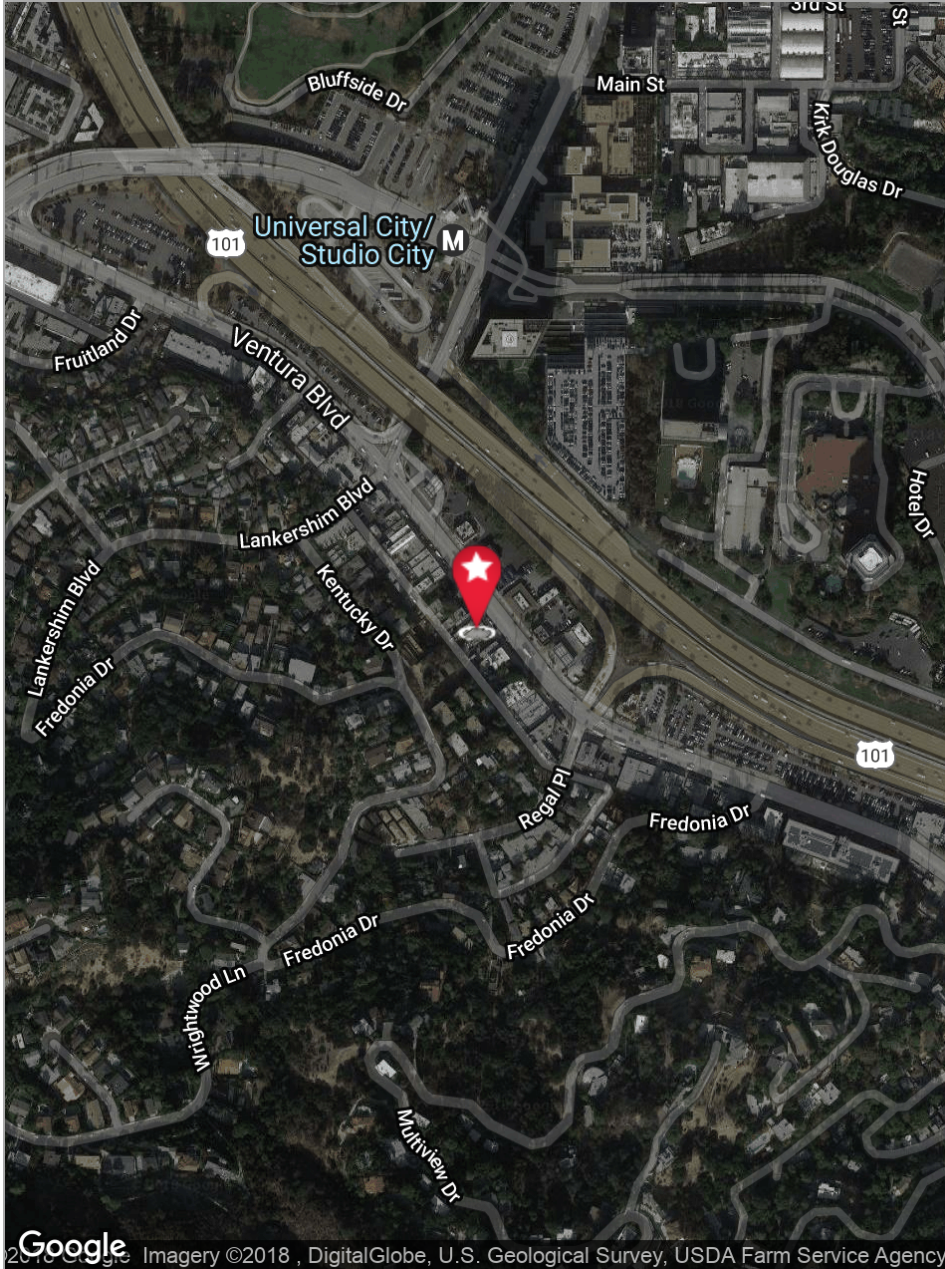
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY MAPS



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