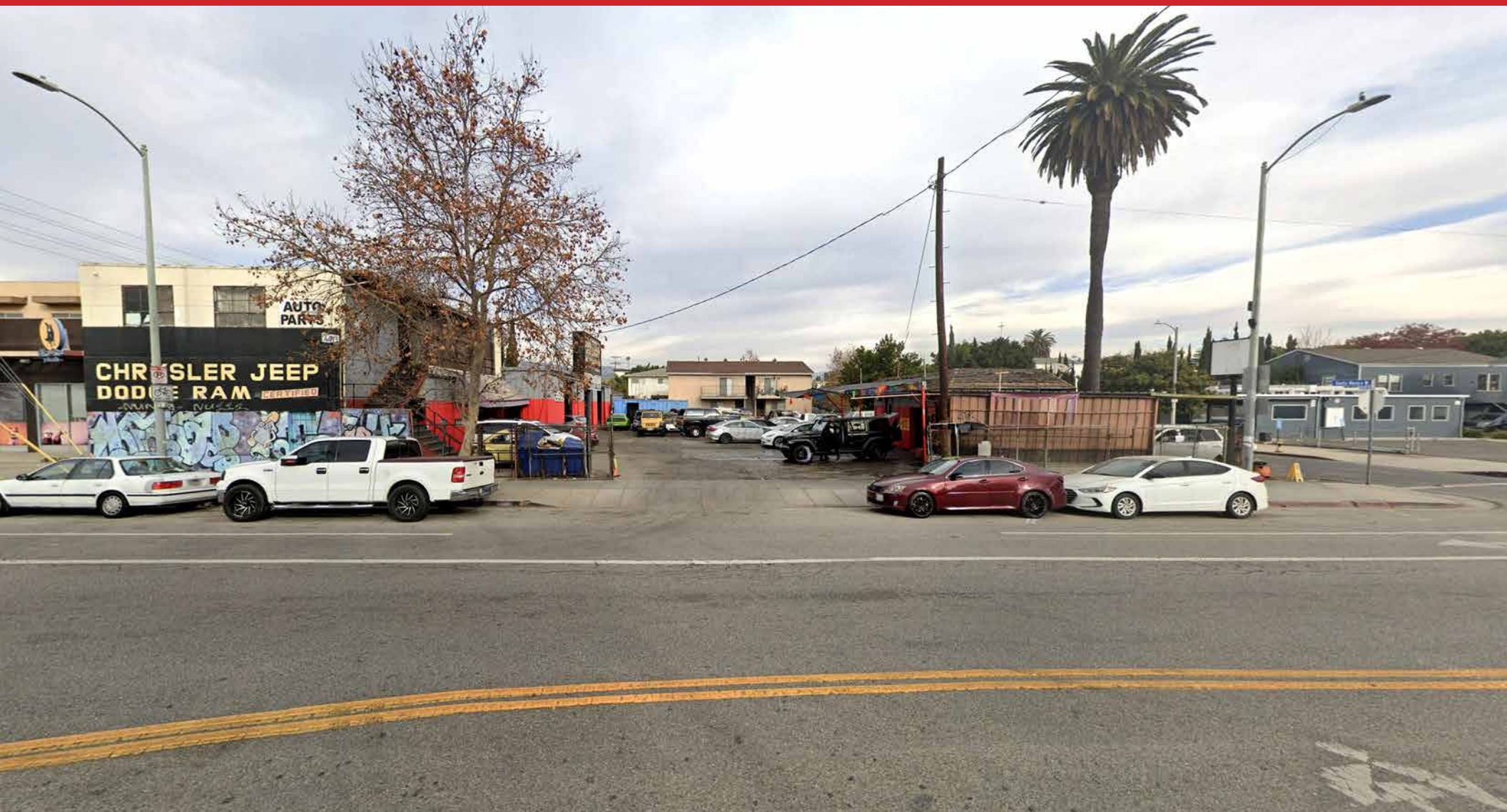


AUTO REPAIR FACILITY FOR SALE

East Hollywood Development Opportunity



±6,340 SF Building on ±12,338 SF of Land

4451-4465-4471 Santa Monica Blvd, Los Angeles, CA 90029

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

**4451-4465-4471 SANTA MONICA BLVD
LOS ANGELES, CA 90029**

Property Highlights

- Fantastic East Hollywood location at the northwest corner of Santa Monica Blvd & Commonwealth Ave
- Auto repair facility with future development potential
- 5 blocks east of Vermont Ave/3 blocks east of Erewhon
- Adjacent to Silver Lake and Echo Park
- Current tenant pays \$7,000 per month gross on a month-to-month lease
- A tank was removed (a 2004 closure letter and a “no further action” letter are available)

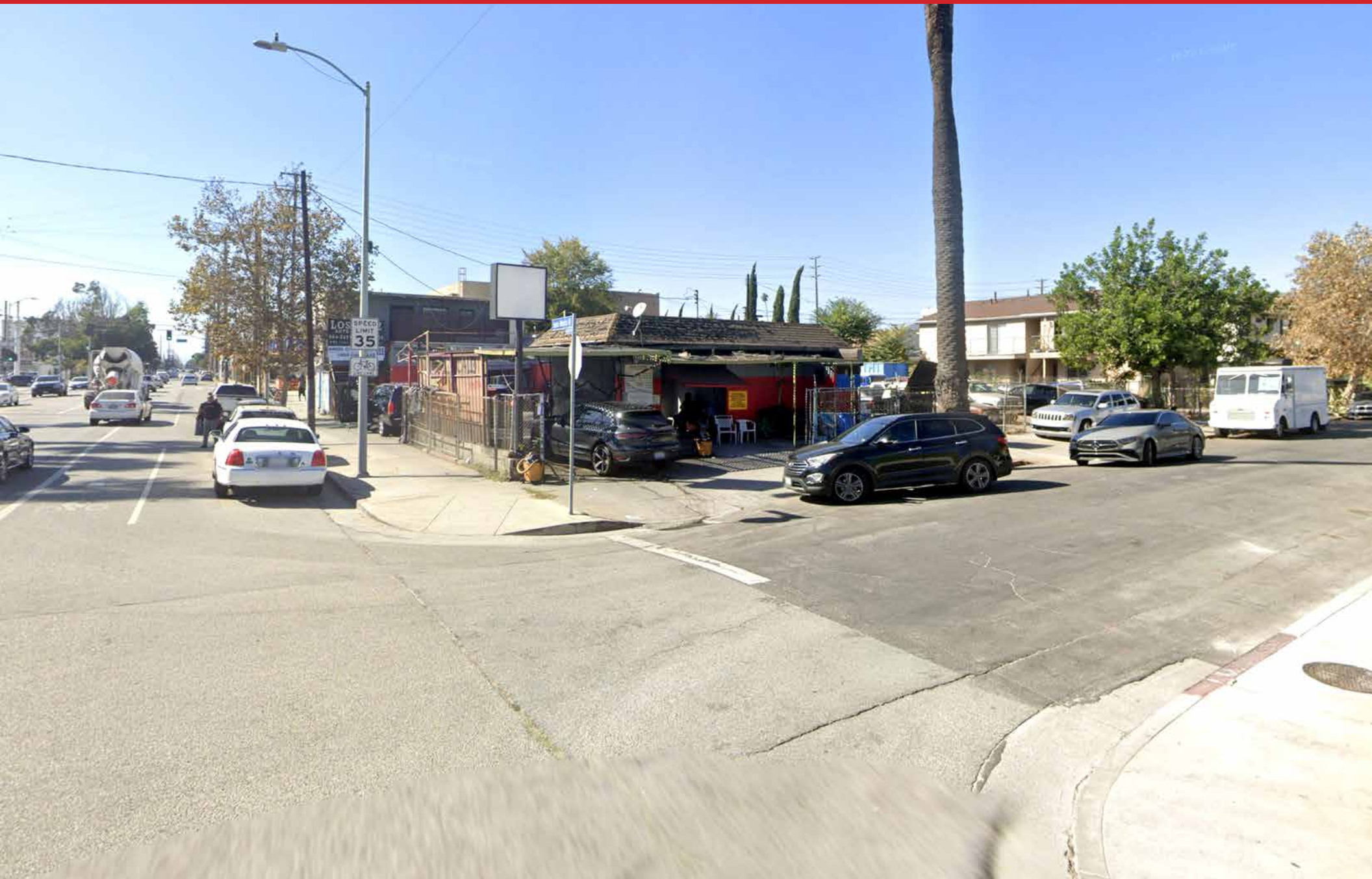
Property Details

Total Building Area (3 Buildings)	±6,340 SF
Land Area	±12,338 SF
Year Built	1927, 1959 & 1979
Parking	±6 Surface Spaces
Zone	LACM
APN	5542-025-036
Frontage	125' on Santa Monica Blvd 106.24' frontage on Commonwealth Ave

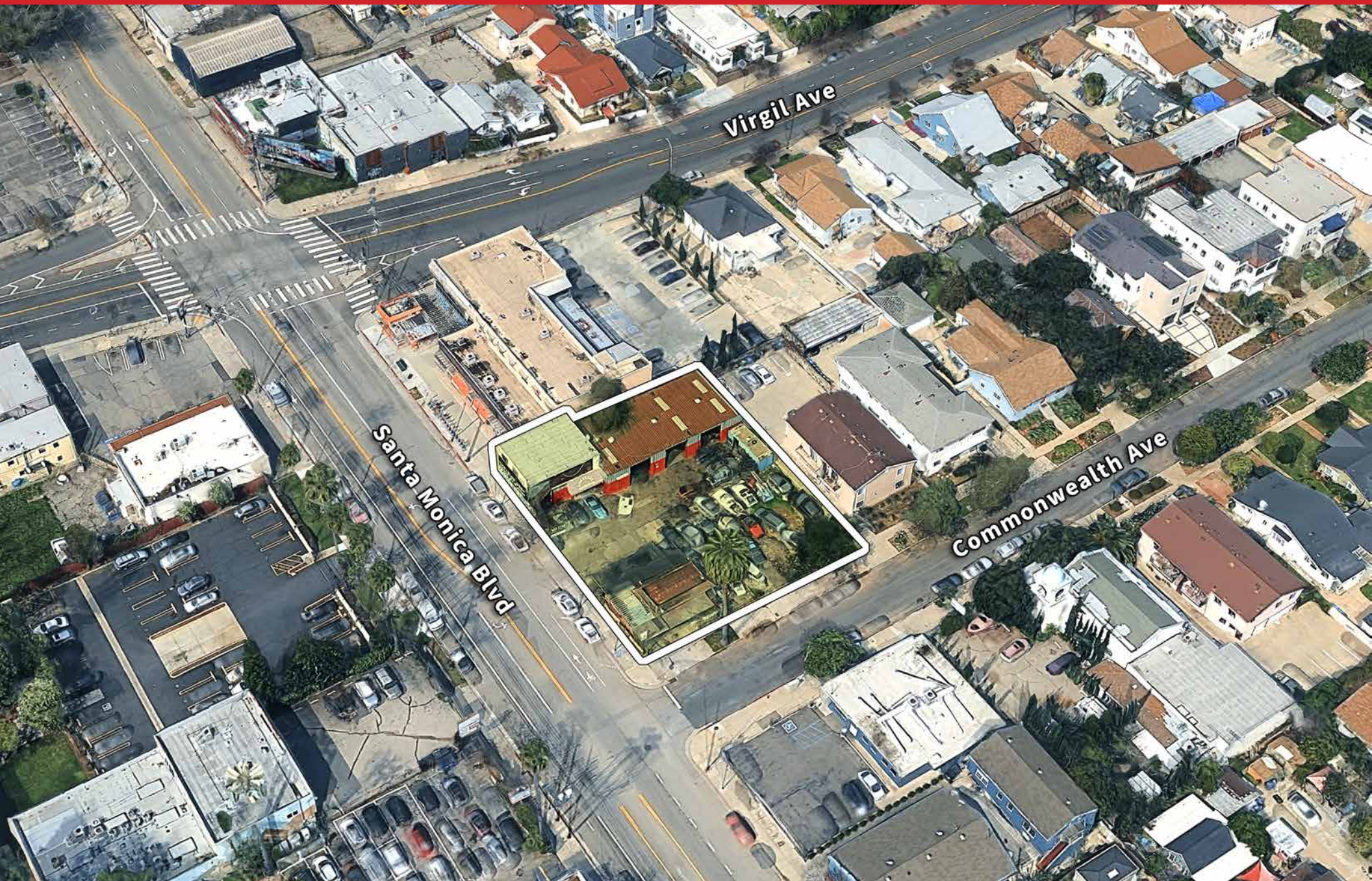
Asking Price: \$3,500,000
(\$552.02/SF Building | \$283.68/SF Land)



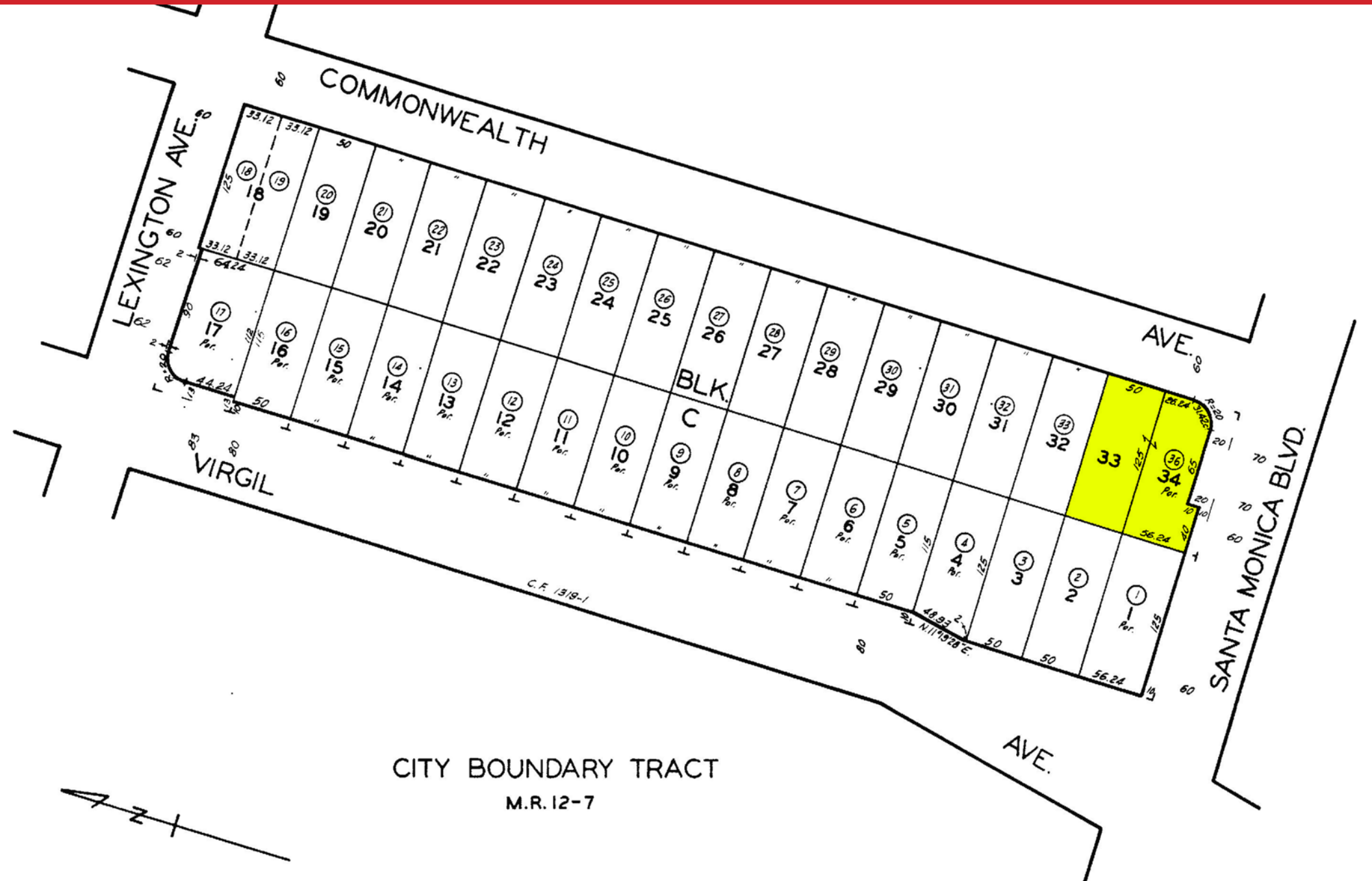
PROPERTY PHOTO



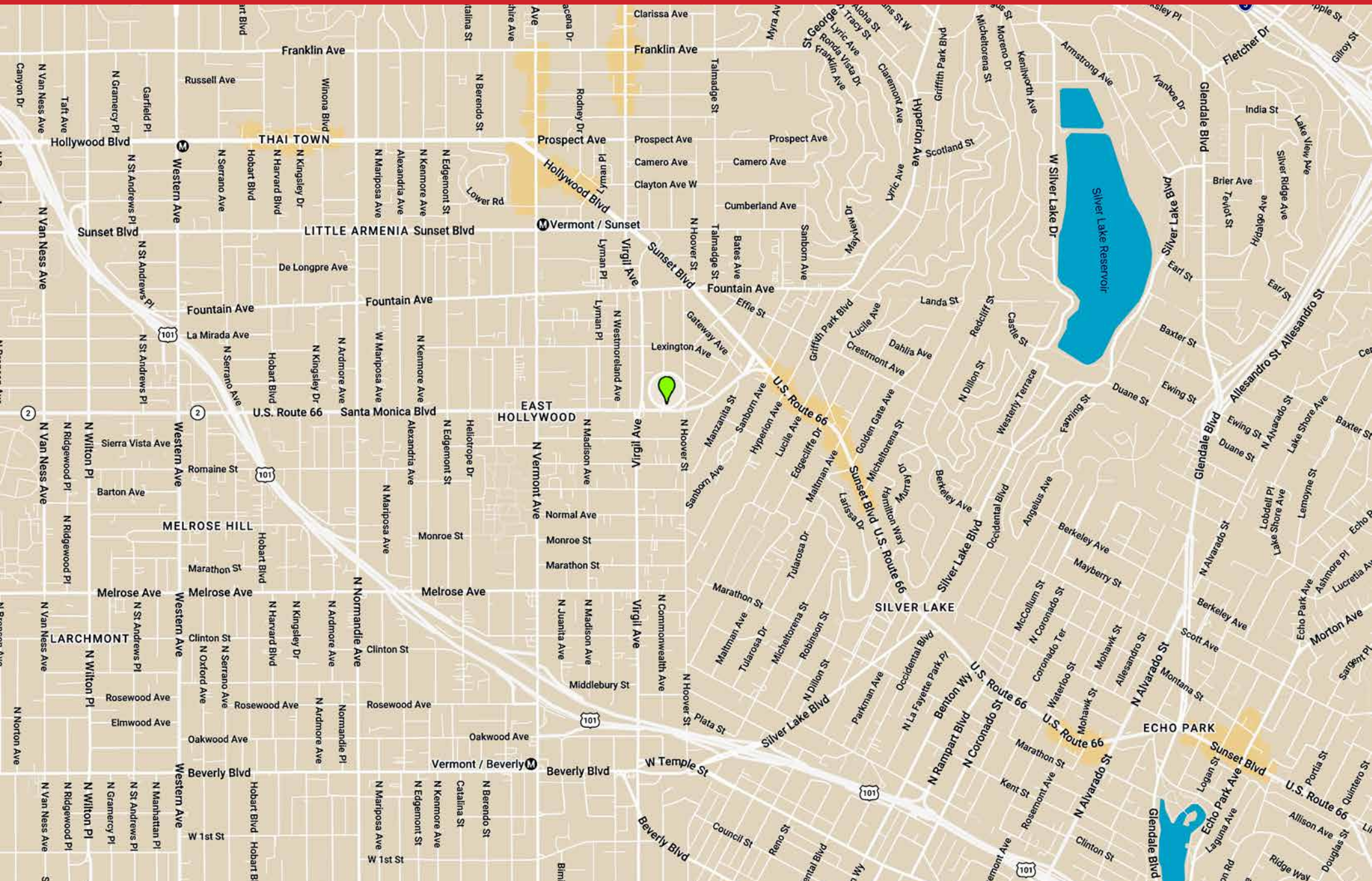
AERIAL PHOTO



PLAT MAP



AREA MAP

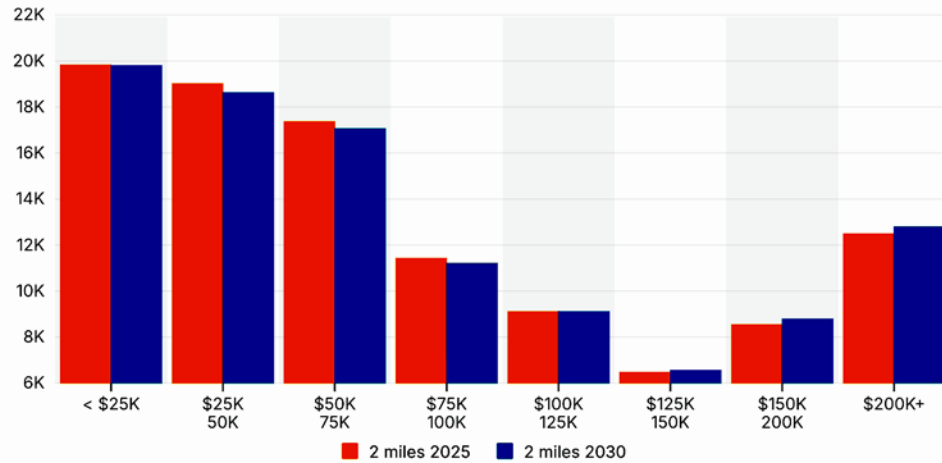


AREA AMENITIES

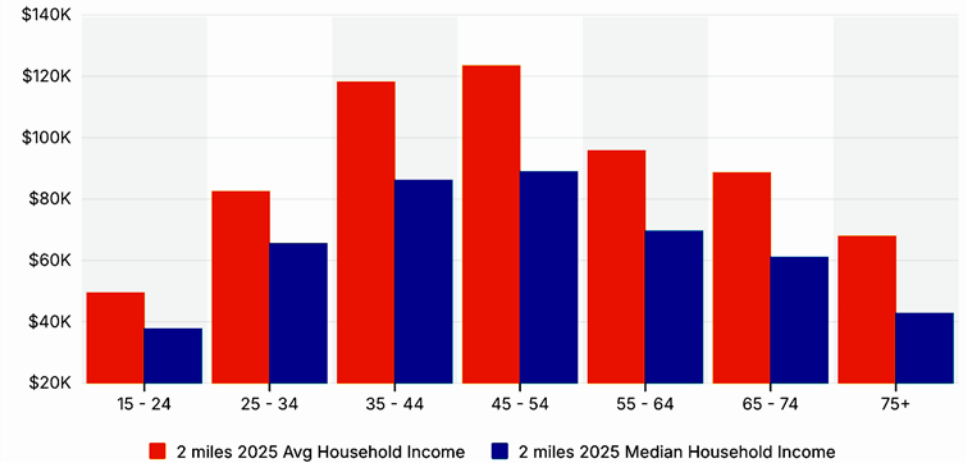


AREA DEMOGRAPHICS

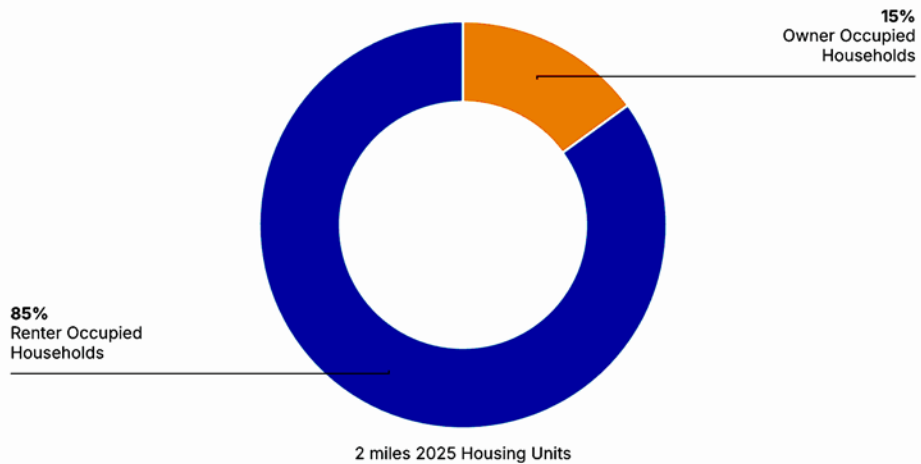
Households By Income



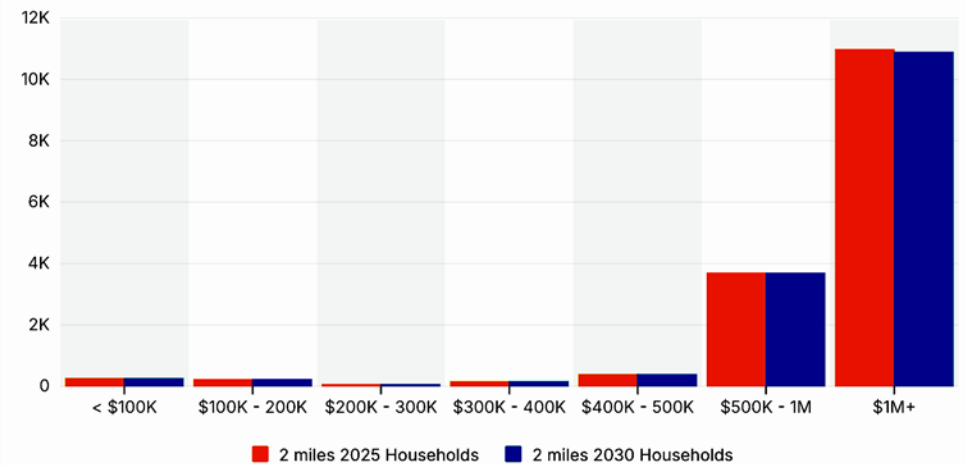
Household Income By Age



Housing Occupancy



Home Values



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