



West Los Angeles Development Site For Sale

\$355,000 PRICE REDUCTION!



**11262-11264 La Grange and 2013 Beloit Avenue
Los Angeles, California 90025**

\$3,995,000.00

Presented by

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All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



11262-11264 La Grange Avenue 2013 Beloit Avenue

Property Description

The property is comprised of six bungalow style buildings being used as creative office space. The owner occupies all six buildings for his design and architectural firm. The highest and best for this property is to redevelop the lot and build condos. The property lies on three contiguous parcels, and the corner lot at 11250 La Grange can also be purchased for \$1,395,000. This would give a developer an additional 5,314 square feet of land, bringing the total square footage to 21,600. All of the lots are zoned R-3.

The property is currently gated and there is parking for approximately ten cars; eight on the La Grange lots and two on the Beloit Lot. There is a large courtyard in the middle of the property and the bungalows are on either side.

The property is located just west of the 405, just north of Olympic and south of Santa Monica Boulevard. It is bordered by Brentwood, Santa Monica, and Westwood. There are many restaurants and businesses within walking distance. The beach is approximately 5 miles away and Beverly Hills is approximately 4 miles away.

A developer will have the ability to build approximately 20 condo units on the 3 parcels (buyer to verify with the City). Based on that assumption, the property is listed at just under \$200,000.00 per unit. 2 bedroom condos in the area range from \$550,000.00 - \$750,000.00



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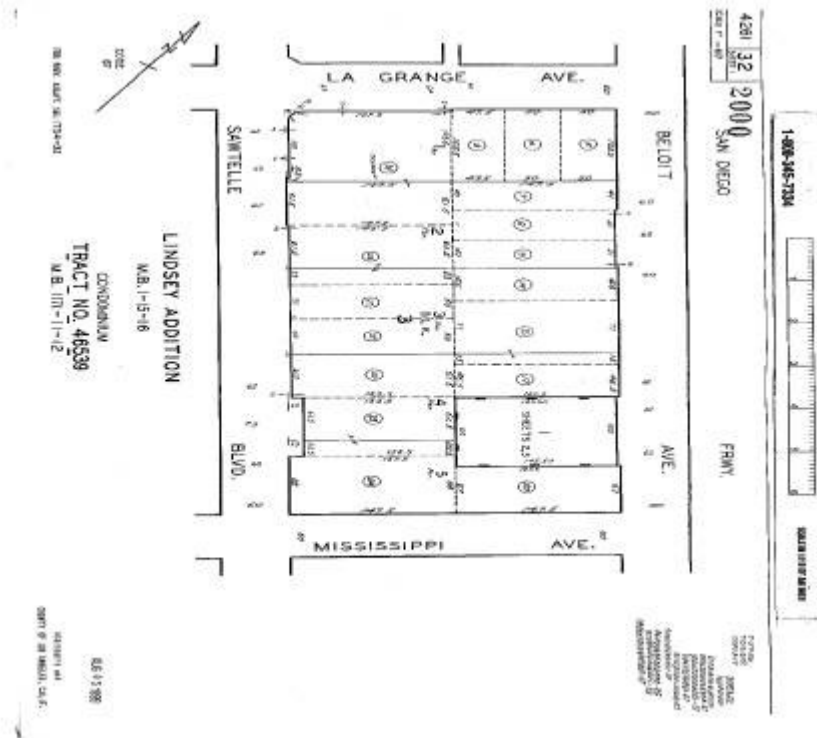
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11262 – 11264 La Grange and 2013 Beloit Avenue

20 UNIT CONDO SITE
\$355,000 PRICE REDUCTION



ADDRESS: 11262 – 11264 La Grange Avenue and 2013 Beloit Avenue, Los Angeles, CA 90025

APN NUMBERS 4261-032-003, 4261-032-004, 4261-032-007

LOT SIZE Approximately 16,337 Square feet.

PRICE: \$3,995,000.00 all cash.

PREMISES: There are currently six (6) bungalows being rented as office space.

FEATURES:

- ◆ 20 unit condo site (Buyer to verify with City).
- ◆ Possibility of adding corner lot, which would add approximately 5,314 sq ft. of land for \$1,395,000.
- ◆ Seller would like to lease back some office space while Buyers go through permit process.
- ◆ Just west of the 405.
- ◆ Many restaurants and businesses within walking distance.
- ◆ Possible Mixed-Use Development

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