

2234 BARRY AVE, LOS ANGELES, CA 90064



FOR SALE

\$3,650,000

PROPERTY DETAILS

- GREAT INVESTMENT OPPORTUNITY/ FUTURE DEVELOPMENT SITE
- PRIME WEST LA LOCATION
- APPROXIMATELY 6,020 SF OF IMPROVEMENTS
- APPROXIMATELY 6,450 SF OF LAND
- DIVIDED INTO 5 UNITS OF CREATIVE SPACE
- SEPARATELY METERED
- FULLY RENOVATED IN 2014
- GATED INDOOR PARKING
- FIVE UNITS OF HVAC
- WALKING DISTANCE FROM SAWTELLE JAPANTOWN
- EASY 405/ 10 FWY ACCESS

INFO@NICKHADIM.COM
310-804-7993
2611 BRIGHTON AVE
LOS ANGELES, CA 90018
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LIC. # 01885300



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GROUP OF COMPANIES

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.



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RENT ROLL

# OF UNITS	LEASE TYPE	APX. AVERAGE SF PER UNIT	RENT / SF
5	MG	800 SF	\$5.00

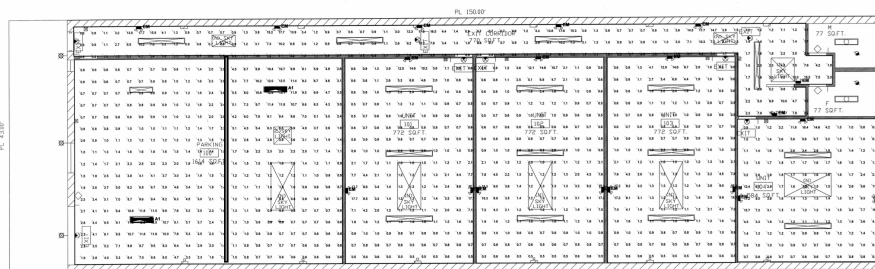
ANNUALIZED OPERATING INCOME/EXPENSE

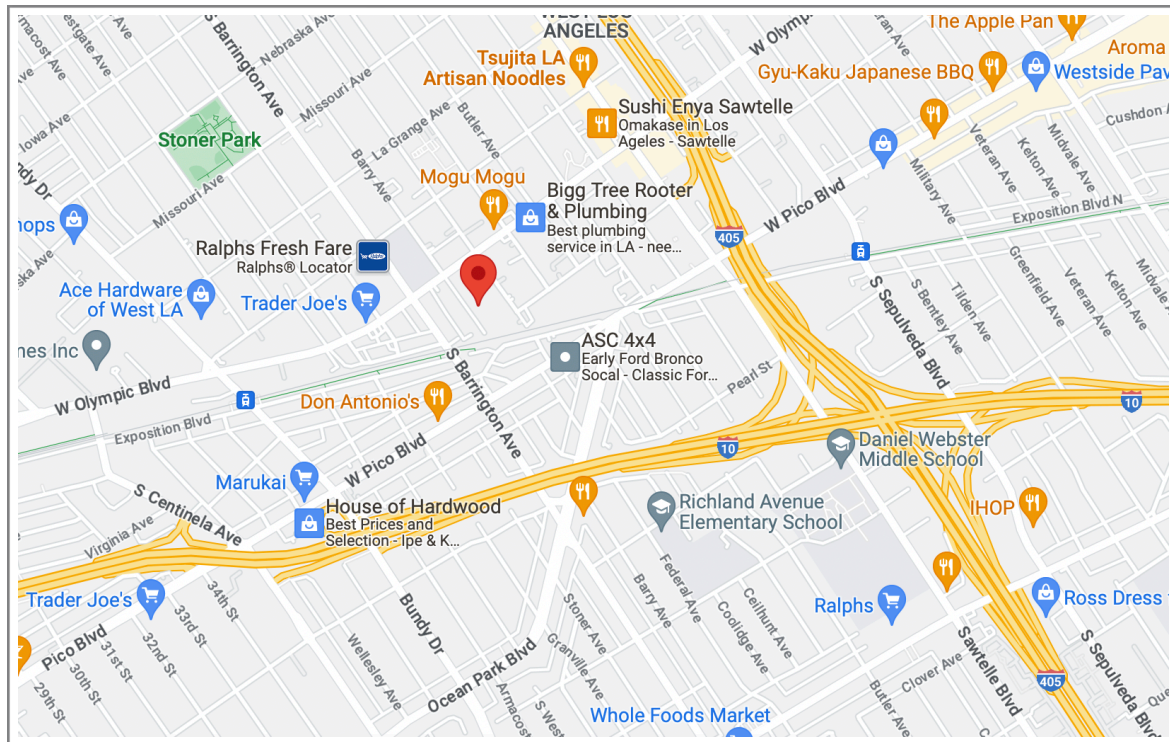
GROSS RENTAL INCOME	\$192,000
PERFORMA	
NUMBER OF OCCUPIED UNITS	3
NUMBER OF VACANT UNITS	2
REAL ESTATE TAXES	\$42,000
INSURANCE	\$5,000
REPAIRS & MAINTENANCE	\$6,000
UTILITIES	\$3,600
NET OPERATING INCOME	135,400

SUMMARY

PRICE PER SF	\$606.31
YEAR BUILT	1954
APPROX. LOT SF	6,450 SF
APPROX. GROSS SF	6,020 SF







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