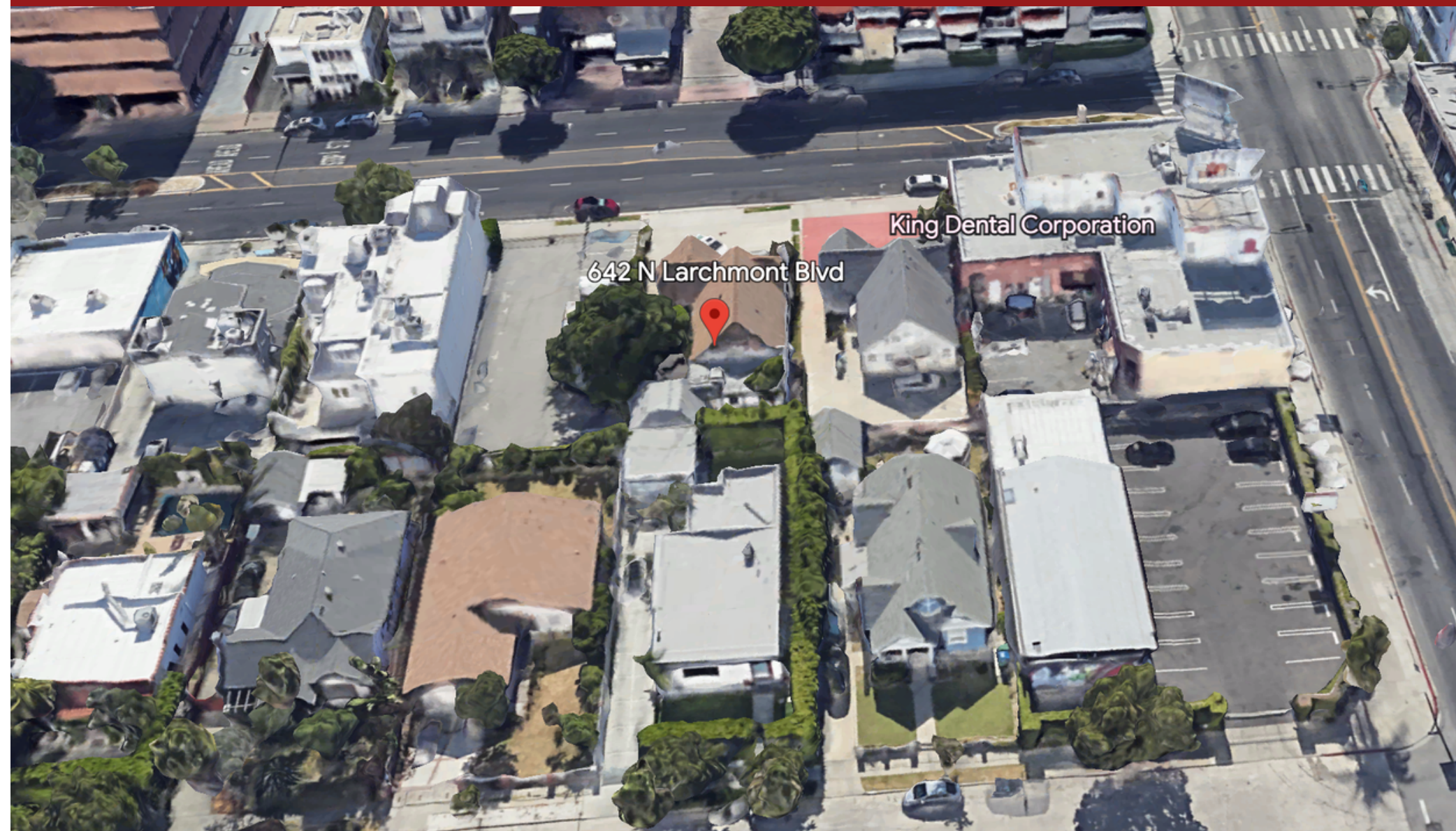


RARE LARCHMONT VILLAGE DEVELOPMENT OPPORTUNITY



11,244 SF of Land / Development Site
636-642 N. Larchmont Blvd., Los Angeles, CA 9004

David Rosenfeld
424-293-1266
david@areink.com



- **11,244 SF of Land**
- **Development Site**
- **On Desirable
Larchmont Blvd.**
- **Rare Opportunity**
- **\$6,199,000**



Exclusively listed by

David Rosenfeld

424-293-1266 - office

310-261-8692 - cell

david@areink.com

DRE# 01109090

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Advantage Real Estate.

This Brochure was prepared by Advantage Real Estate. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

david@areink.com



**636 - 642 N. LARCHMONT BLVD.
LOS ANGELES, CA 90004**

Property Details

Land Area 11,244 SF

Zoning LAC2- 1VL

Current Use Office/Commerical

APNs 5523-013-003
5523-013-004

Frontage 100' on Larchmont Boulevard

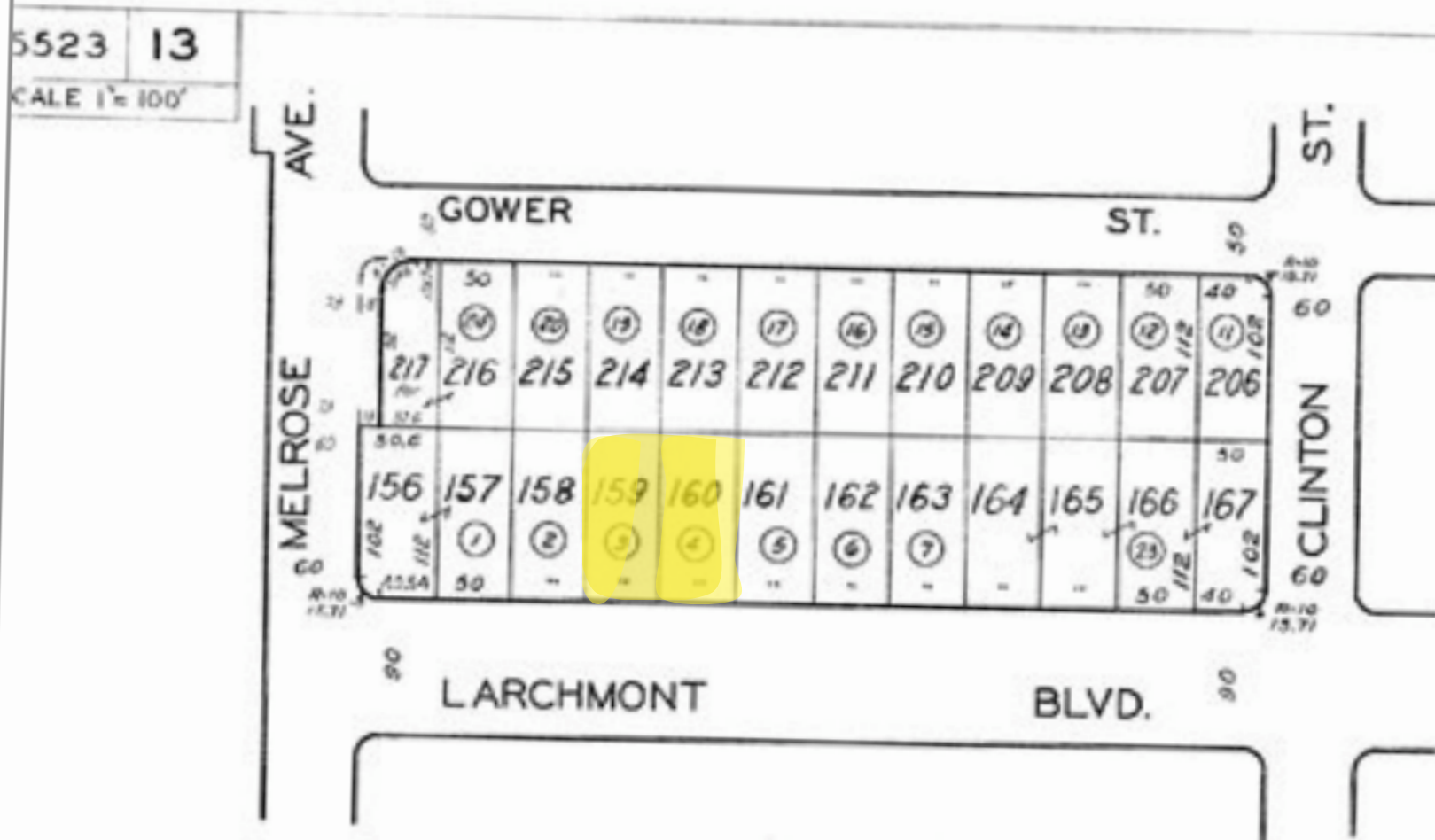
Property Highlights

- Development Opportunity in Larchmont Village
- Blocks away from Paramount & Raleigh Studios
- Just South of Melrose Avenue
- Close to the Hollywood (101) Freeway
- Adjacent to Hancock Park and Hollywood
- Buyer to Verify Accuracy of all information

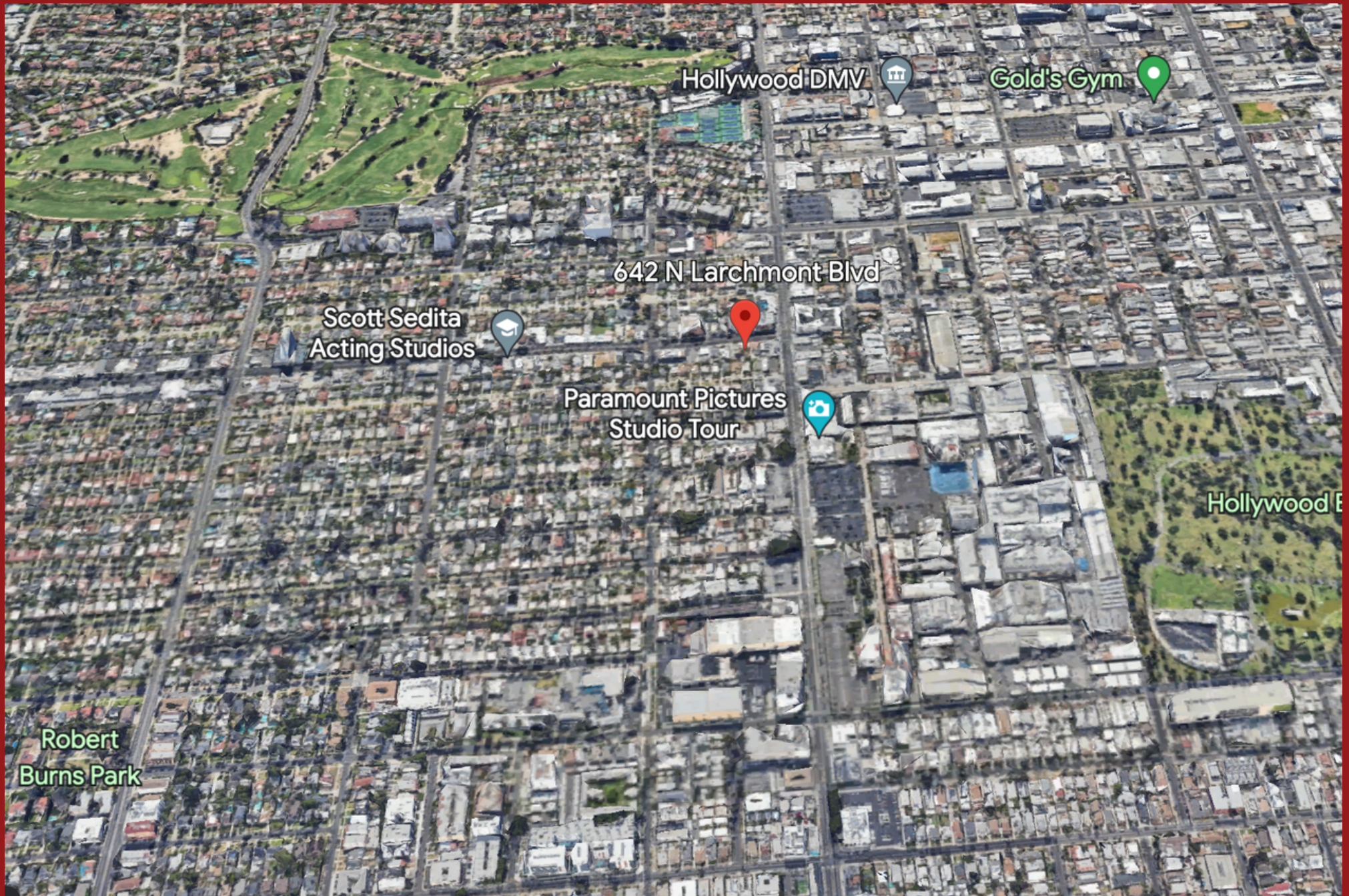
**Asking Price \$6,199,000
(\$551.32 Per SF Land)**



Plat Map

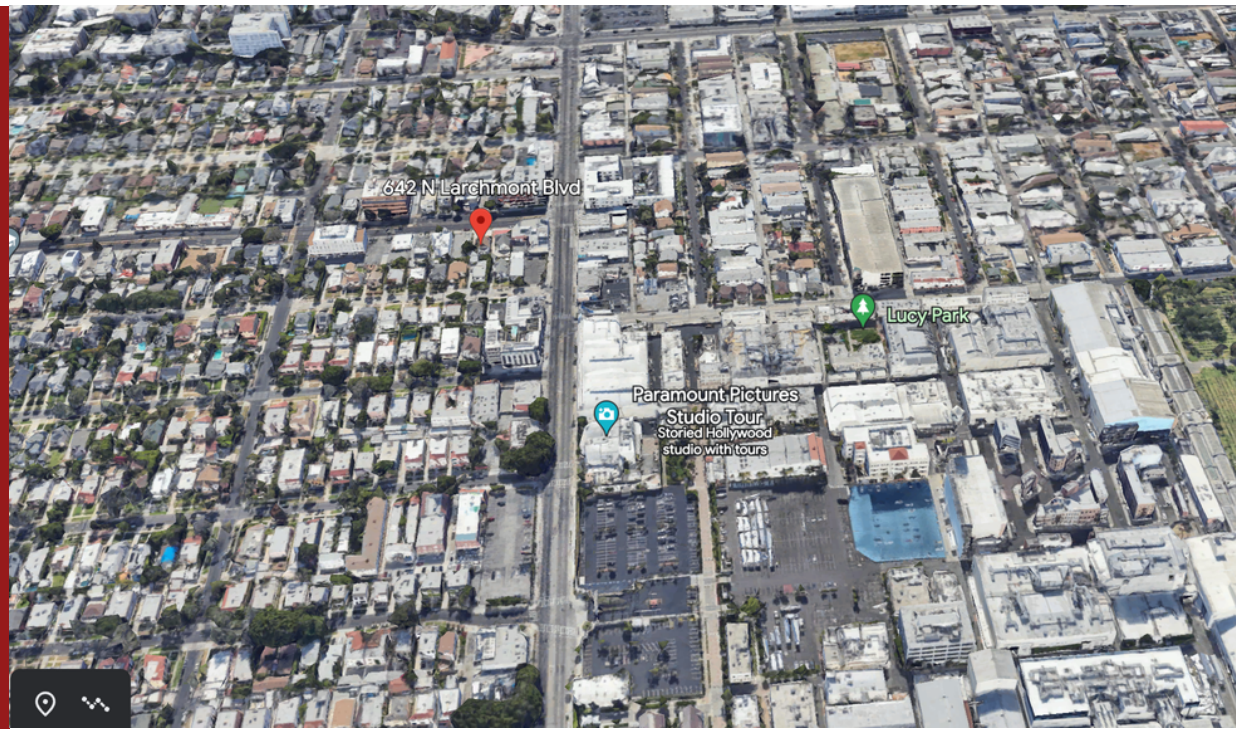


Area Map



**636 - 642 N. LARCHMONT BLVD.
LOS ANGELES, CA 90004**

11,244 SF Development Site



Exclusively listed by

David Rosenfeld

424-293-1266 - office

310-261-8692 - cell

david@areink.com

DRE# 01109090

ADVANTAGE REAL ESTATE, INC

1021 Pico Boulevard

Santa Monica, CA 9040

david@areink.com

