

Prime Development Opportunity



440 N Virgil Ave, Los Angeles, CA 90004, 5539-035-020,
439 & 441 N Commonwealth Ave , Los Angeles, CA 90004

Sotheby's
INTERNATIONAL REALTY

Offered price \$3,500,000

<u>Los Size</u>	<u>Total 21,868 ± SQ.FT.</u>
440 N Virgil Ave (APN: 5539-035-028)	6,856 ± SQ.FT.
5539-035-020	2,000 ± SQ.FT.
439 N Commonwealth Ave (APN: 5539-035-022)	7,506 ± SQ.FT.
441 N Commonwealth Ave (APN: 5539-035-021)	5,506 ± SQ.FT.

Zoned

R3 440 N Virgil Ave

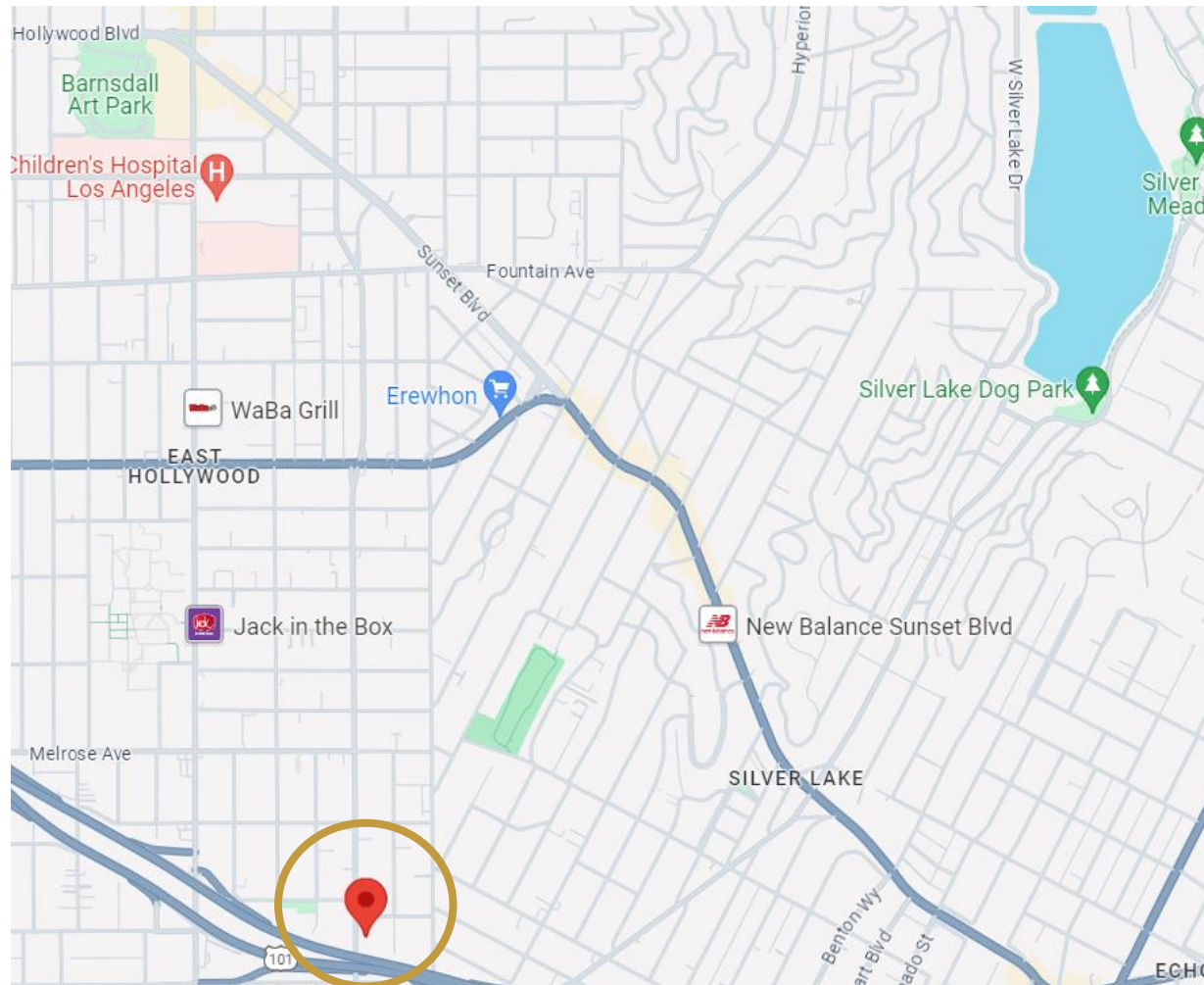
R2 5539-035-020, 439 & 441 N Commonwealth Ave

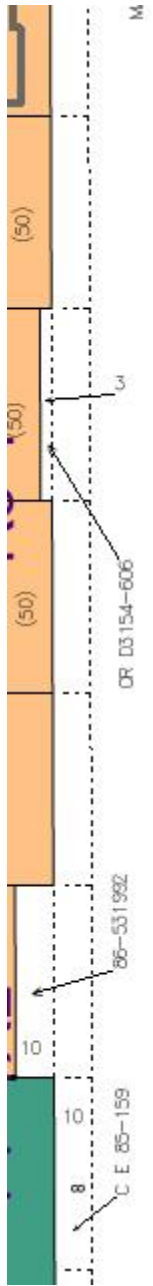
- Street to Street lot
- All lots must be sold as a package deal
- Properties are being sold for land value

VIRGIL VILLAGE

SILVER LAKE | LOS FELIZ | HOLLYWOOD

Just south of Los Feliz, west of Silver Lake, and east of Hollywood, you'll find the pocket of Virgil Village. It's an exciting area to be a part of, with new shops popping up and creativity being infused into the already cool culture.

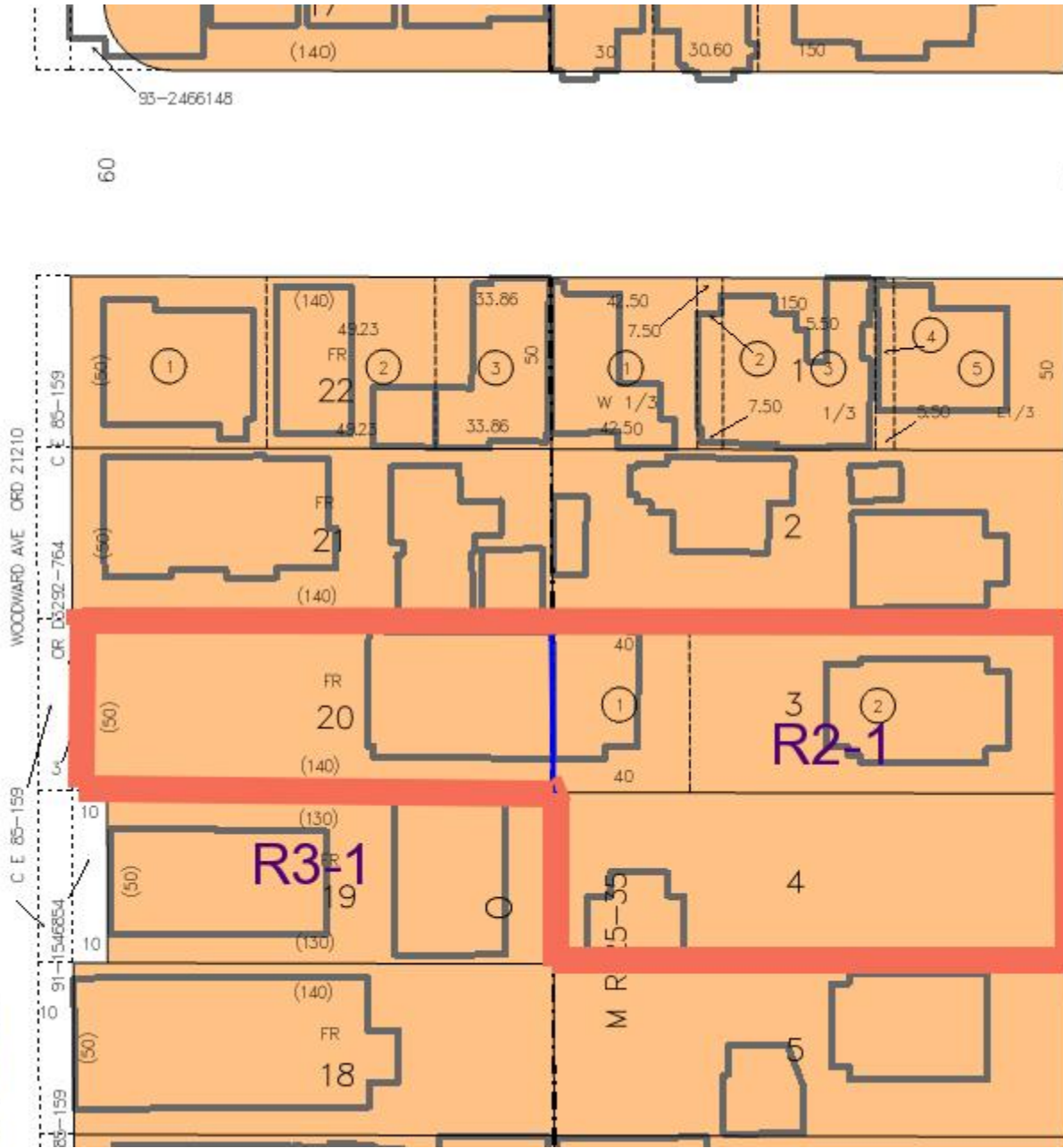




VIRGIL AVE

83 60 83 80 83 90 80 60

MY DED



MIDDLEBURY ST

COMMONWEALTH AVE

BURLINGTON AVE

50

60



- Prime development opportunity Silver Lake adjacent
- Street to Street lot
- All lots must be sold as a package deal
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