

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

5539-035-034

5539-035-035

5539-035-030

5539-035-018

5539-035-017

5539-035-016

440 N Virgil Ave (R3) &
5539-035-020 (R2)
APN# 5539-035-028
apx. 8,856 Sq. Ft.
\$1,500,000

441 N Commonwealth Ave (R2)
APN# 5539-035-022
apx. 5,506 Sq. Ft.
\$1,000,000

District 1

5539-035-028

5539-035-020

5539-035-021

5539-035-037

5539-035-022

5539-035-026

439 N Commonwealth Ave (R2)
APN# 5539-035-022
apx. 7,506 Sq. Ft.
\$1,000,000

440 N Virgil Ave, Los Angeles, CA 90004 & APN: 5539-035-020

The total area of the 2 parcels is 8,856± SQ.FT., including
R3: 6,856± SQ.FT. (440 Virgil Ave) and R2: 2,000± SQ.FT. (APNs 5539-035-020)

ZONED LAR3 & LAR2

\$1,500,000

439 N Commonwealth Ave , Los Angeles, CA 90004

apx. 7,506 Sq. Ft.

LAR2

\$1,000,000

441 N Commonwealth Ave , Los Angeles, CA 90004

apx. 5,506 Sq. Ft.

LAR2

\$1,000,000

Properties are being sold for land value

Offered price \$3,500,000 (For all properties together)

<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

LAR3 440 N Virgil Ave

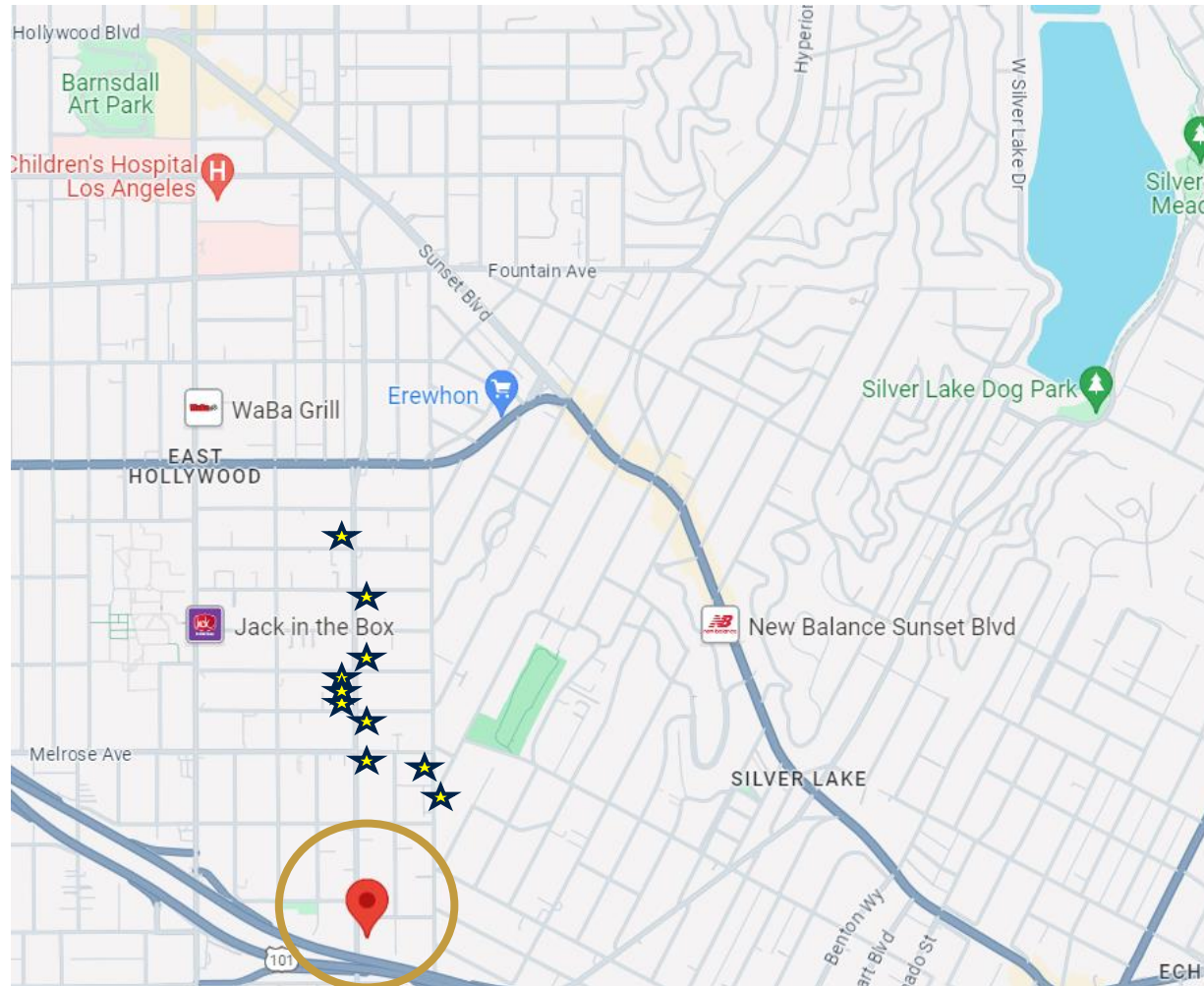
LAR2 5539-035-020, 439 & 441 N Commonwealth Ave

- Street to Street lot
- Properties are being sold for land value

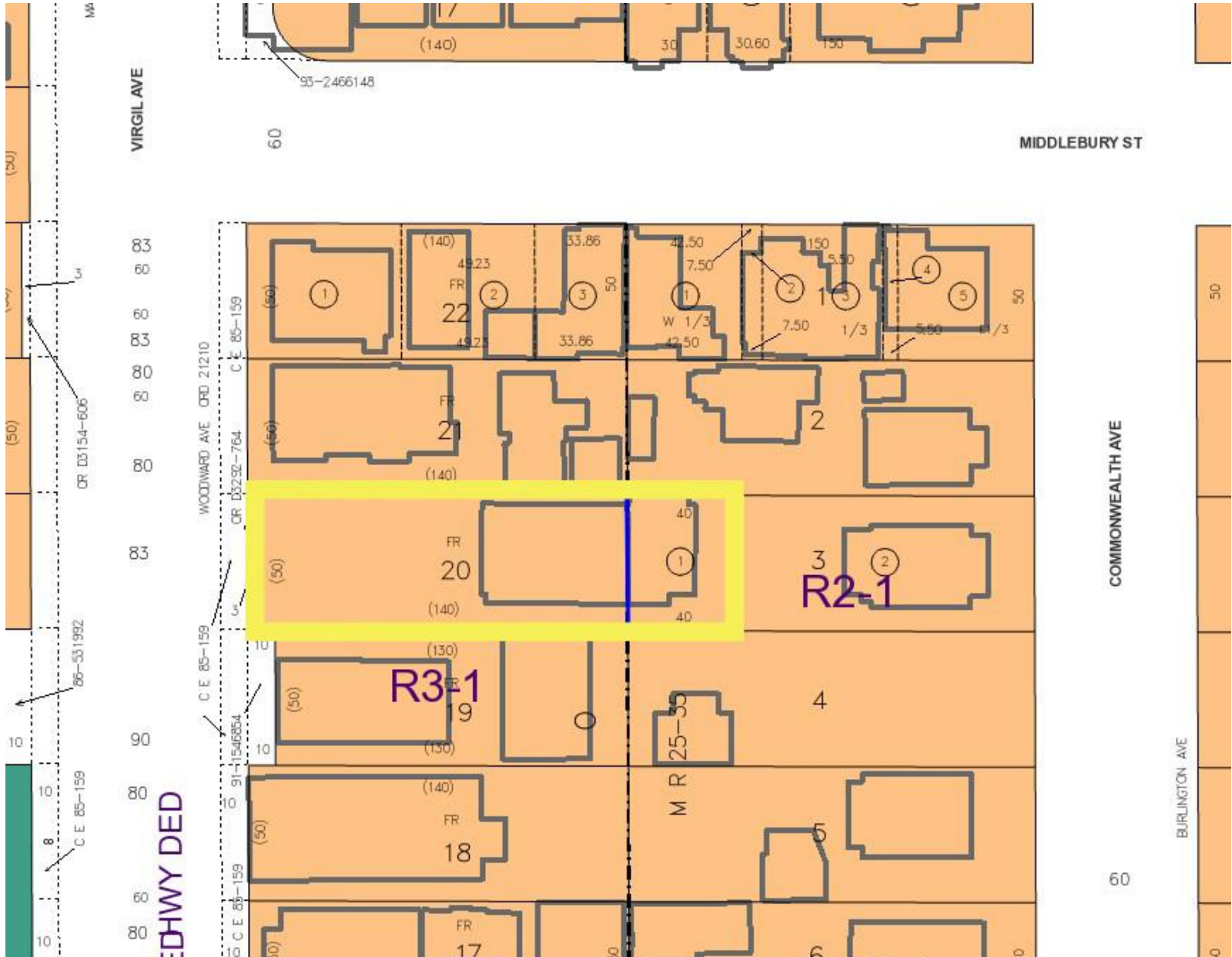
VIRGIL VILLAGE

SILVER LAKE | LOS FELIZ | HOLLYWOOD

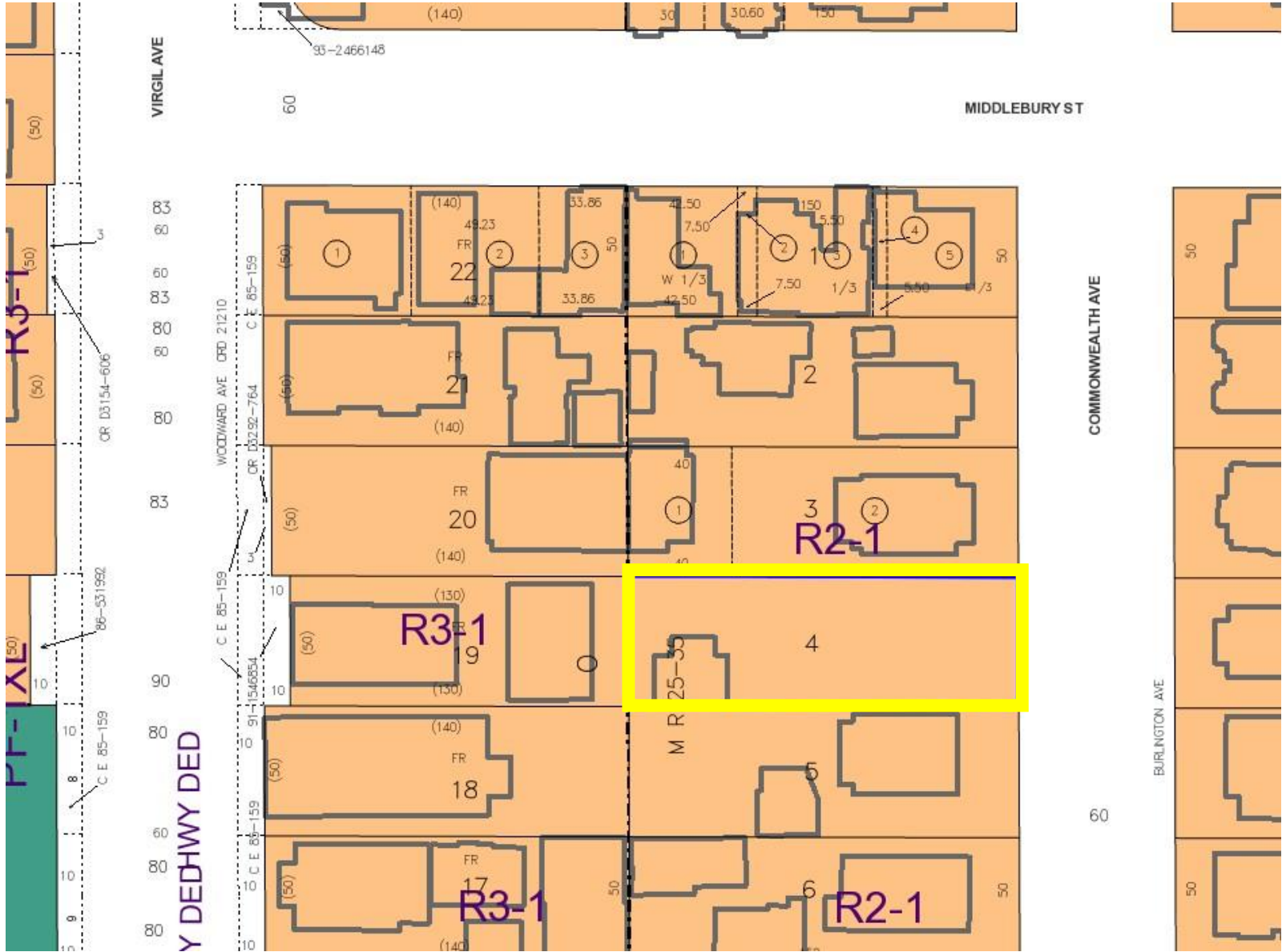
Just south of Los Feliz, west of Silver Lake, and east of Hollywood, you'll find the pocket of Virgil Village. It's an exciting area to be a part of, with new shops popping up and creativity being infused into the already cool culture.



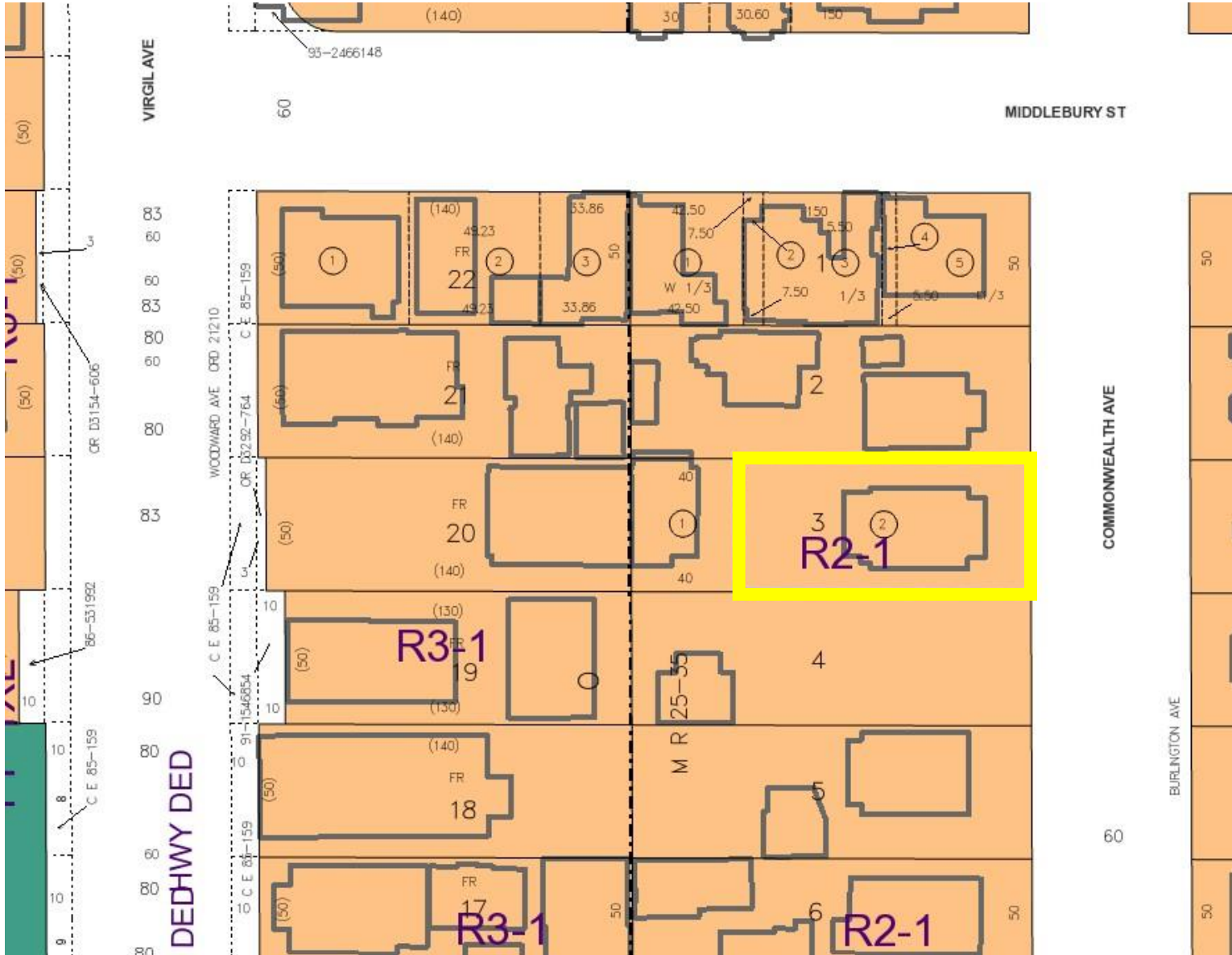
★ Restaurant & Cafe



440 N Virgil Ave, Los Angeles, CA 90004 & APN: 5539-035-020



439 N Commonwealth Ave , Los Angeles, CA 90004



441 N Commonwealth Ave , Los Angeles, CA 90004



OPTION 1 : 440 N Virgil Ave (R3) &

5539-035-020 (R2)

apx. 8,856 Sq. Ft.

\$1,500,000





OPTION 2 : 439 N Commonwealth Ave(R2)

apx. 7,506 Sq. Ft.

\$1,000,000





OPTION 3 : 441 N Commonwealth Ave (R2)

apx. 5,506 Sq. Ft.

\$1,000,000





OPTION 4 - 4 lots together
440 N Virgil Ave, Los Angeles CA 90004
5539-035-020, 439 & 441 N
Commonwealth Ave

\$3,500,000

Los Size 21,868± SQ.FT.

