

# Hamptons

INTERNATIONAL



**626 N Flores St, West Hollywood, CA 90048**

35 🏠

**£5,080,000**

**(\$6,500,000)**

## Property details



### Key features

- **Cooling: Wall Unit A/C**
- **Garage Count: 5 + Car Garage**
- **Heating Type: Radiant Floor**
- **Sewer: Public**

### Attributes

 **Private parking**

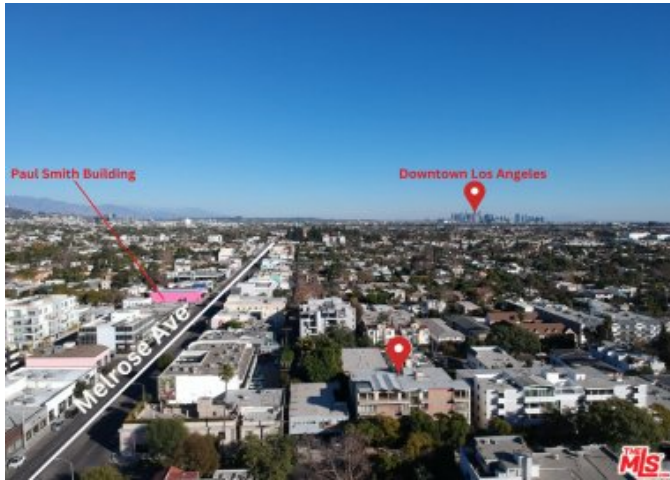
**626 N Flores St, West Hollywood, CA 90048**

35 

**£5,080,000**  
**(\$6,500,000)**

## Description

First time on the market in 47 years! Located on a charming tree lined street, steps away from Melrose shops and dining. This 19 unit building consists of (15) two-bedroom units, (3) one-bedroom units, and (1) two-bedroom unique owner's penthouse unit with beautiful Hollywood Hills views. FIVE UNITS DELIVERED VACANT! Upgrade and increase rental incomes. The building is 23,611 gross square feet and sits on a 12,079-square-foot lot. Residents enjoy a 93 walk score with unparalleled access to world-class dining, retail shops, and entertainment along the renowned Melrose Ave. with Beverly Hills just minutes away. This prime location ensures excellent connectivity via La Cienega Blvd and Melrose Ave, offering both lifestyle and convenience. This offering presents a value-add investment opportunity, offering a 5.4% initial CAP rate with the potential to achieve 7.30% once units turnover. Don't miss your chance to own a piece of this thriving community where culture, And prime location create an ideal environment for residents to live, work, and play. (All Electric Building, 31 Parking Spaces, Photos reflect a sampling of all currently vacant units)





























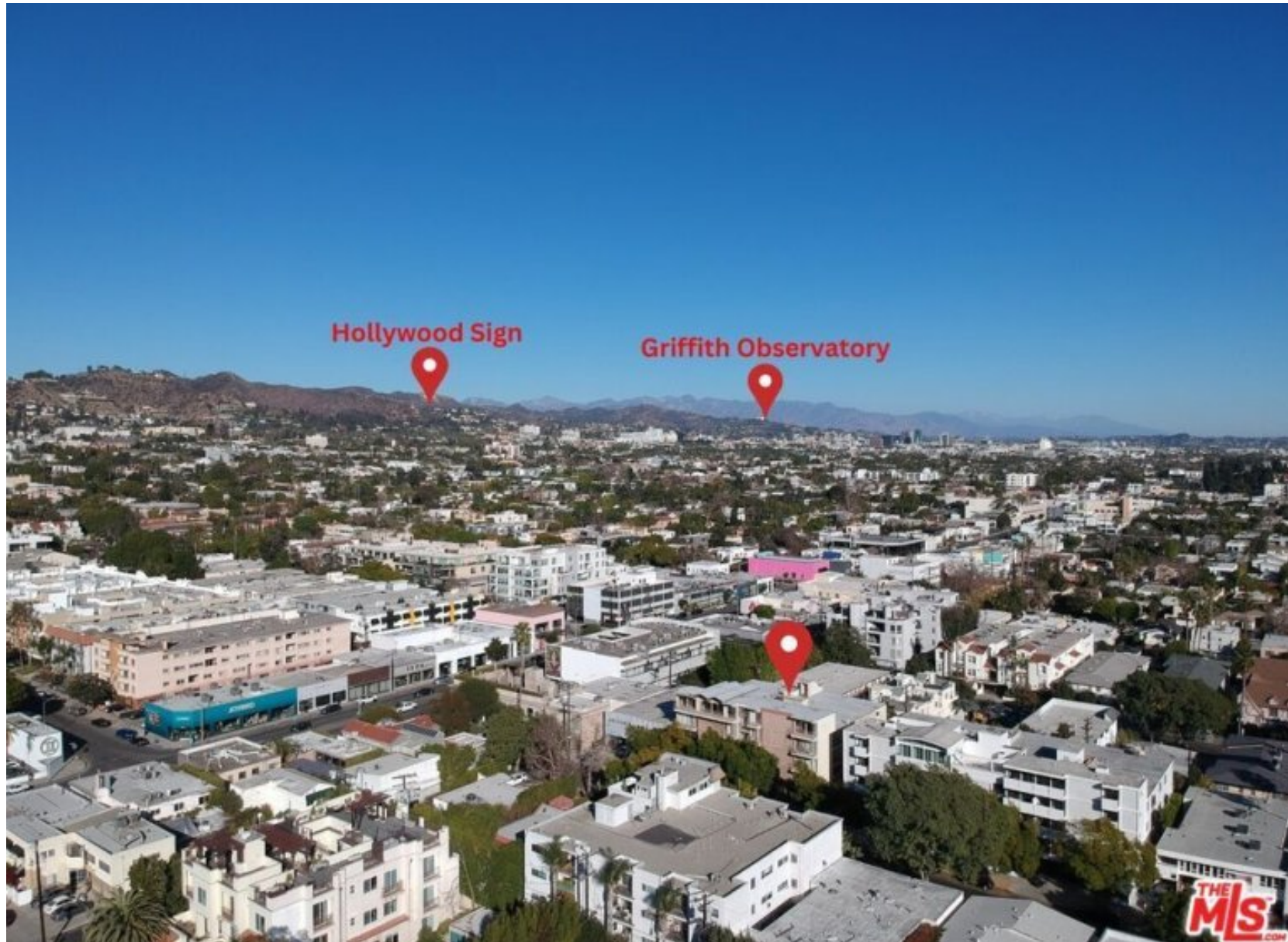




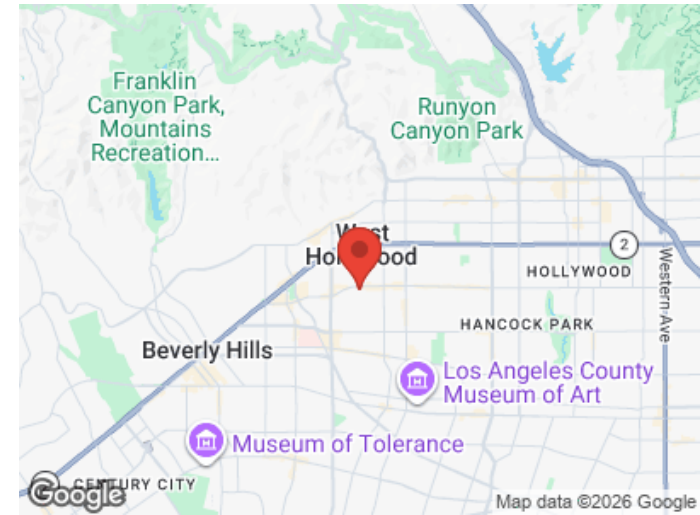
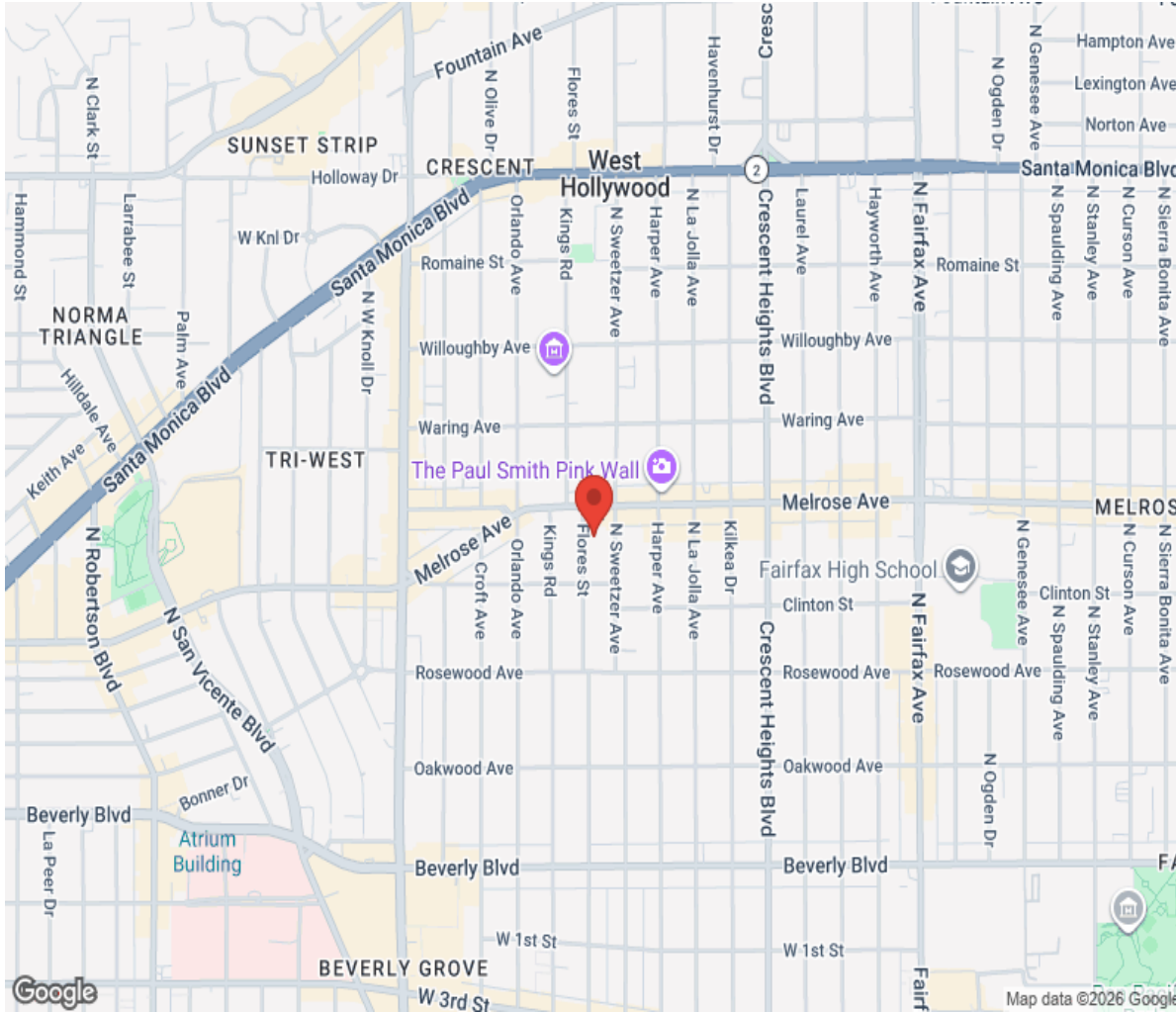








# Location



# Hamptons

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**