

6462 Tujunga Ave North Hollywood, CA

DS REAL ESTATE

M U L T I F A M I L Y D E V E L O P M E N T O P P O R T U N I T Y



Exclusively listed by:

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Keller Williams

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Property Highlights

Asking Price: \$1,200,000

Zoning: LARD 1.5 Lot Size: 7,863 sqft

Build 5 units by right + 2 ADU's (buyer to verify)

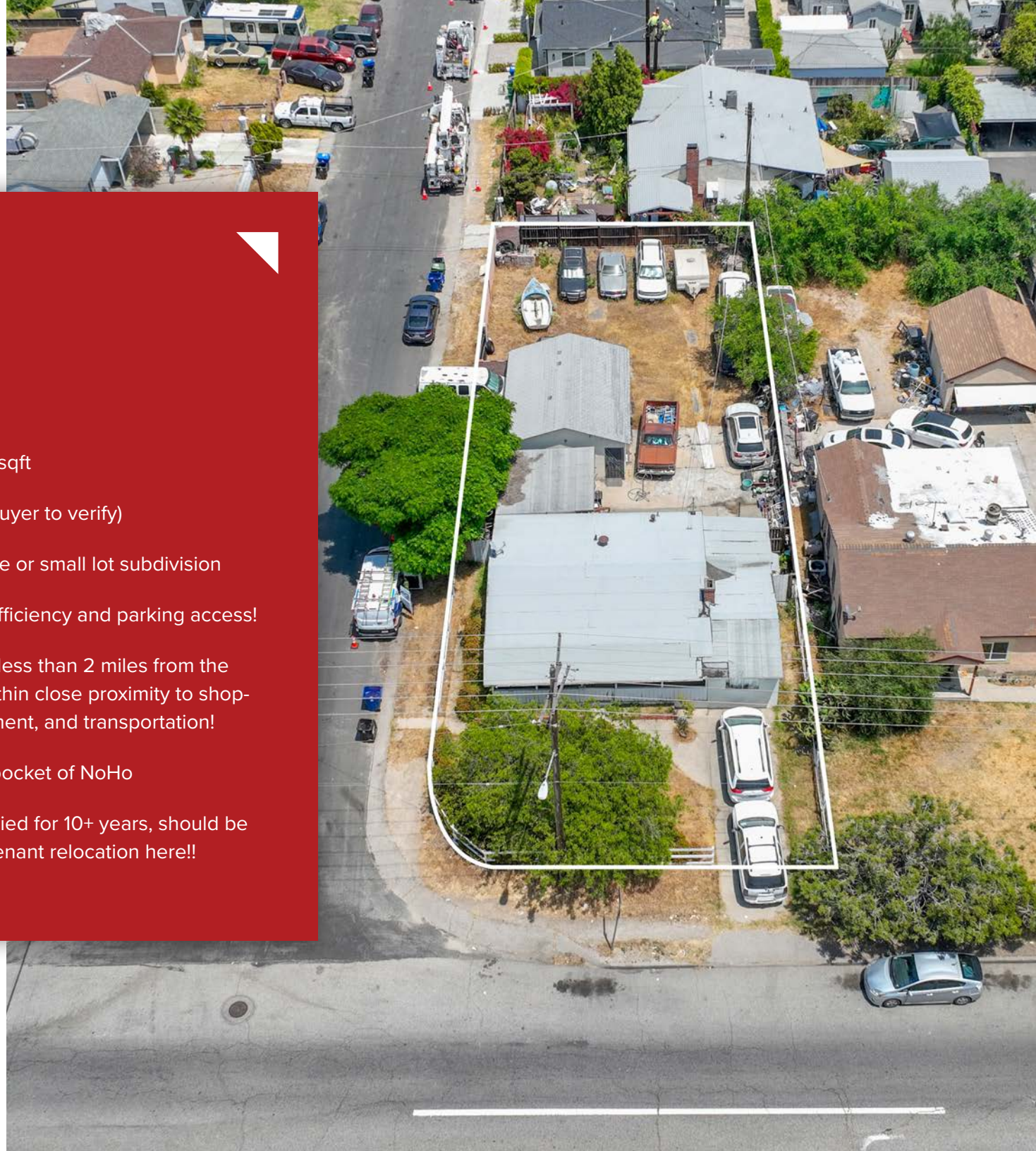
Perfect site for double duplex style or small lot subdivision

Corner Lot = Optimal for design efficiency and parking access!

1 mile from NOHO West Mall and less than 2 miles from the heart of the Noho Arts District: within close proximity to shopping, bars, restaurants, entertainment, and transportation!

Lots of new development in this pocket of NoHo

Single Family Home owner occupied for 10+ years, should be SB 8 exempt. No rent control or tenant relocation here!!



6462 TUJUNGA AVE



 HOLLYWOOD
BURBANK AIRPORT





North Hollywood

A diverse neighborhood combining history, community, arts and entertainment, North Hollywood or NoHo is a thriving suburb of L.A. located in the San Fernando Valley that is transforming every day with new and better opportunities to work, play and live. There's plenty to see and do in North Hollywood, and the NoHo Arts District has been expanding in recent years, with the intention of creating a pedestrian-friendly "urban village." North Hollywood is also home to the Academy of Television Arts & Sciences, and shares a border with Universal Studios to the south. Living in the Arts District puts you in the middle of a thriving bohemian community, with dining, shopping and, of course, plenty of theaters all within easy walking distance. A short trip on the Orange Line will take you up the San Fernando Valley, while the Red Line offers service to Hollywood and Downtown L.A.



Location & Housing

Because of its geographic separation from the rest of Hollywood, NoHo has a vibe all its own, while still being just a short trip away from downtown. It's been called "the best neighborhood in L.A." by L.A. Weekly, thanks in part to its mixture of long-time residents, recent immigrants and a steady influx of writers, artists, actors, filmmakers and musicians attracted by the NoHo Arts District. With the growth of the NoHo Arts District, the landscape of North Hollywood has begun to change in recent years, as larger apartment complexes and condo towers mix in among the small bungalow houses that once dominated the neighborhood. Rental options in the neighborhood vary from historic buildings to new apartment and condominium complexes built in the heart of the NoHo Arts District, with all the modern amenities you could ask for.

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