



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

Multi-Family  
Property For Sale

*3204 Palmer Drive, Los Angeles, CA 90065*



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# Executive Summary



## Property Overview

Outstanding opportunity for an owner-user or investor; this beautifully landscaped, corner lot, multi-family property features 1-2+1 (currently vacant) with a (permitted) laundry room/sun room, private yard and direct access from a garage and 2-1+1 units (one of which is currently vacant); there is a possibility that the vacant 2+1 could be combined with a 1+1 to create a larger, 3+2 owner's unit (subject to the existing 1+1 tenant relocating to the vacant 1+1 and buyer to verify with the City of Los Angeles); there are 3 closed garages; great possibility for the buyer to add ADU's (Buyer to verify); the property is separately metered for electricity and gas; each unit has a

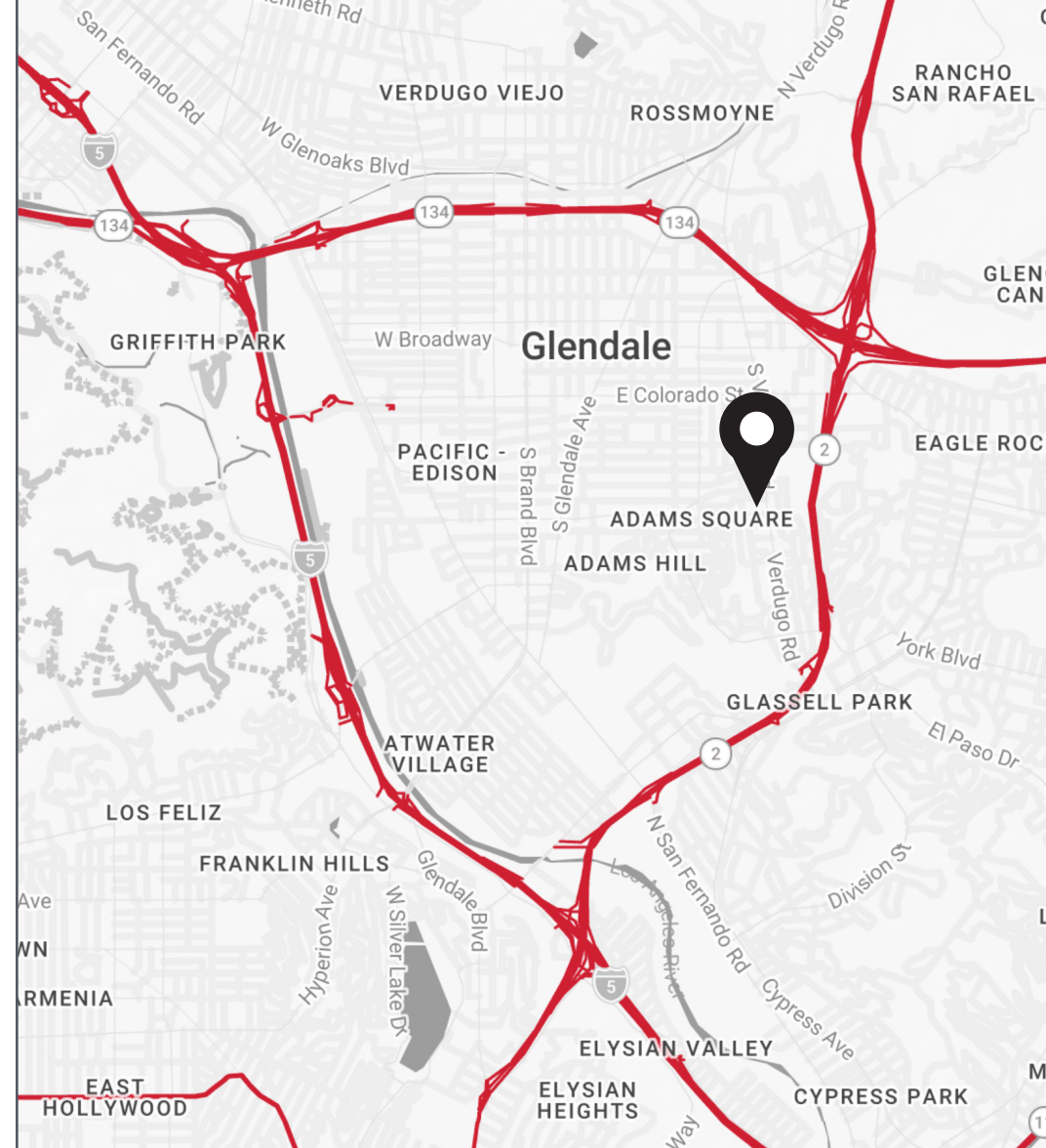
separate hot water heater, window or through-the-wall air conditioning and a wall furnace; the property has been replumbed with copper; the sewer line has been lined from the structure to the public right-of-way; the roof was replaced in the past 2 years; the units have Andersen tilt wash windows; the building was tented for termites in the last 3 years; Glendale adjacent location in Glassel Park, at the base of a single family neighborhood with excellent access to local shops and the 2 Freeway.

*Virtual Tour: <https://unbranded.visithome.ai/Xj4JuWUJucTVeJAYg2BFhP?mu=ft>*

# Offering Summary

<b>PRICE</b>	\$1,295,000
<b>UNITS</b>	3
<b>BUILDING SIZE</b>	2,073 SF
<b>LOT SIZE</b>	5,706 SF
<b>ZONING</b>	LARD1.5
<b>APN</b>	5679-024-001
<b>PARKING SPACES</b>	3 Closed Garages

RENT ROLL	Current rent	Market Rent
2 + 1	Vacant	\$3,250
1 + 1	\$1,670	\$1,850
1 + 1	Vacant	\$1,850



DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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# Property Photos



# Property Photos - 3204 Palmer Drive



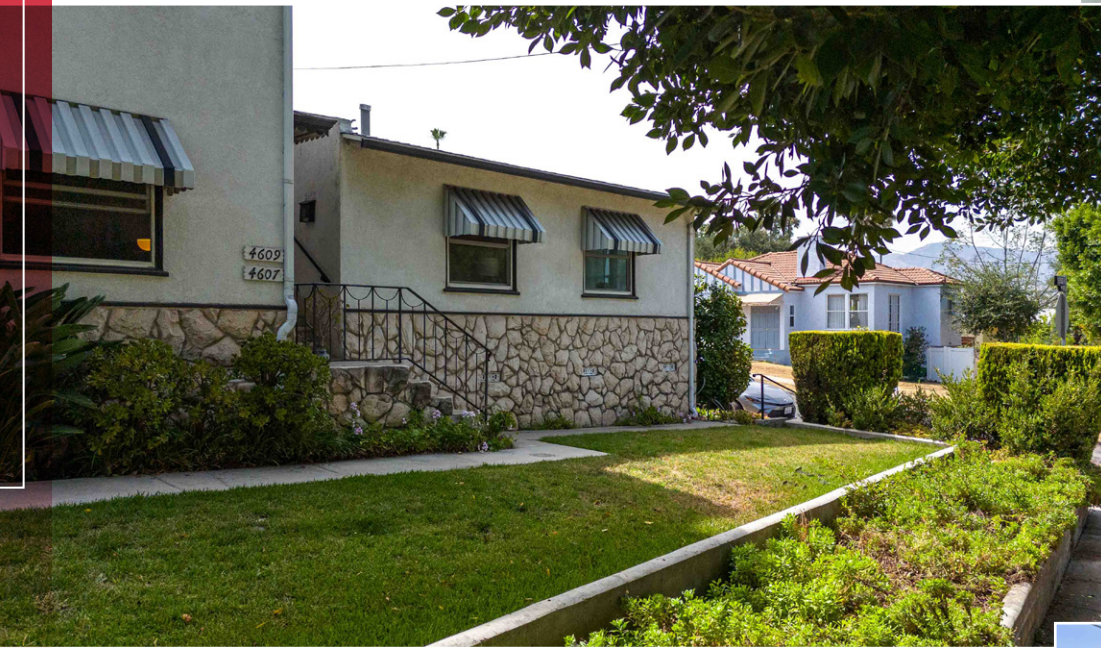
# Property Photos - 3204 Palmer Drive



# Property Photos - 4609 Verdugo Road



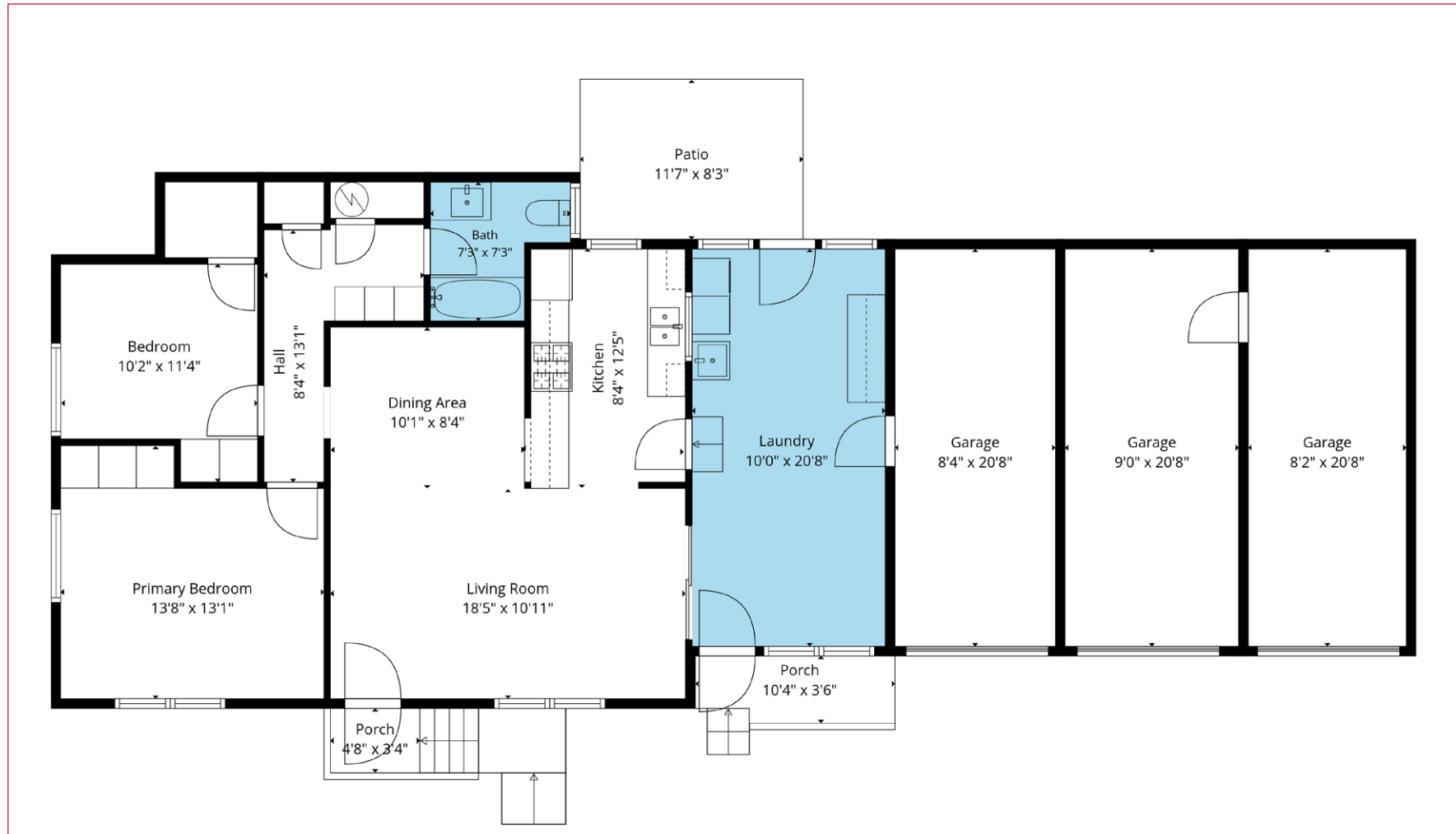
# Property Photos - Exterior



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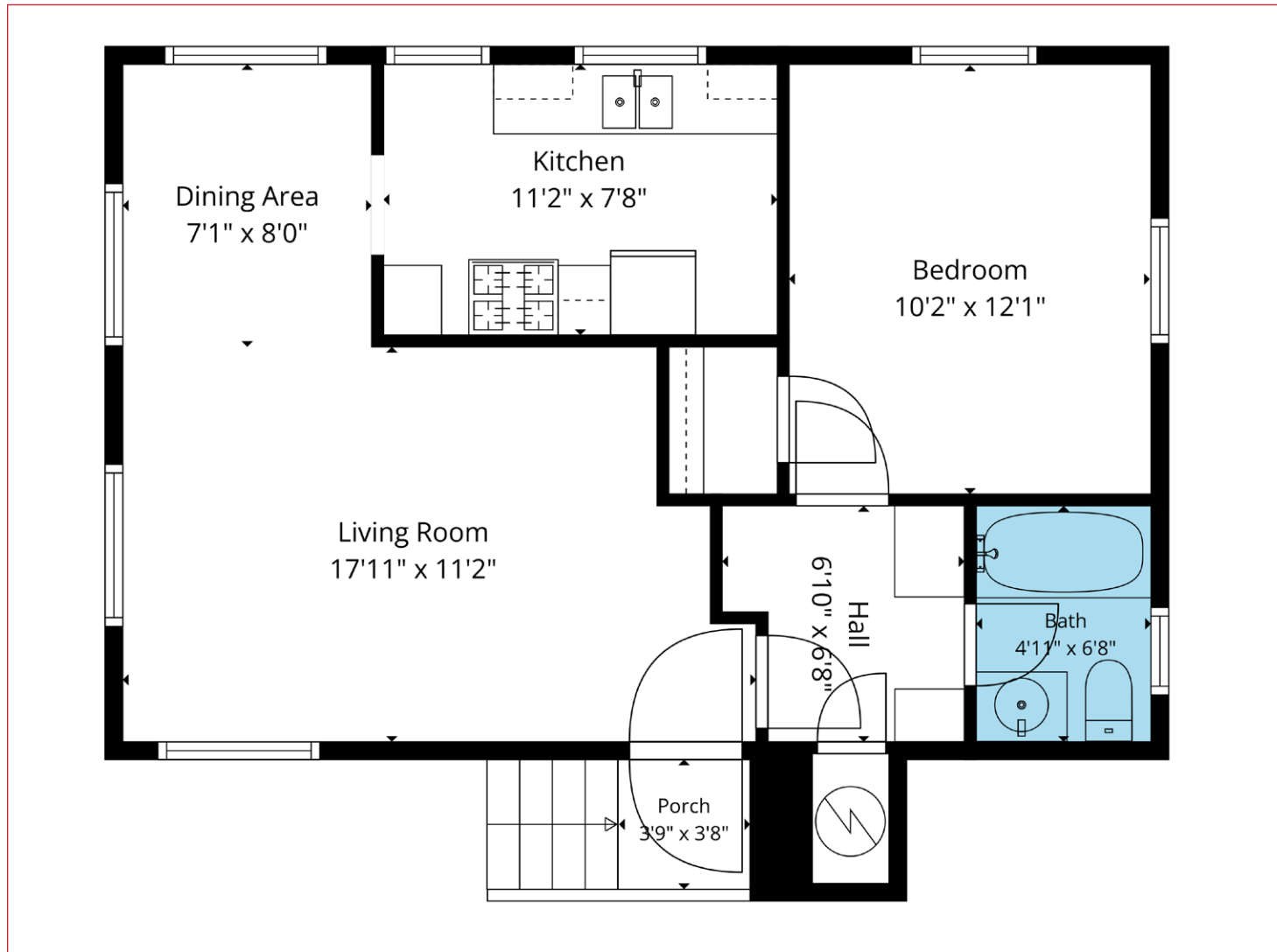


# Floor Plan - 3204 Palmer Drive



Measurements are approximate; owner and broker make no representations or warranties concerning the physical attributes of the property; buyer is advised to perform its own investigation.

# Floor Plan - 4609 Verdugo Road



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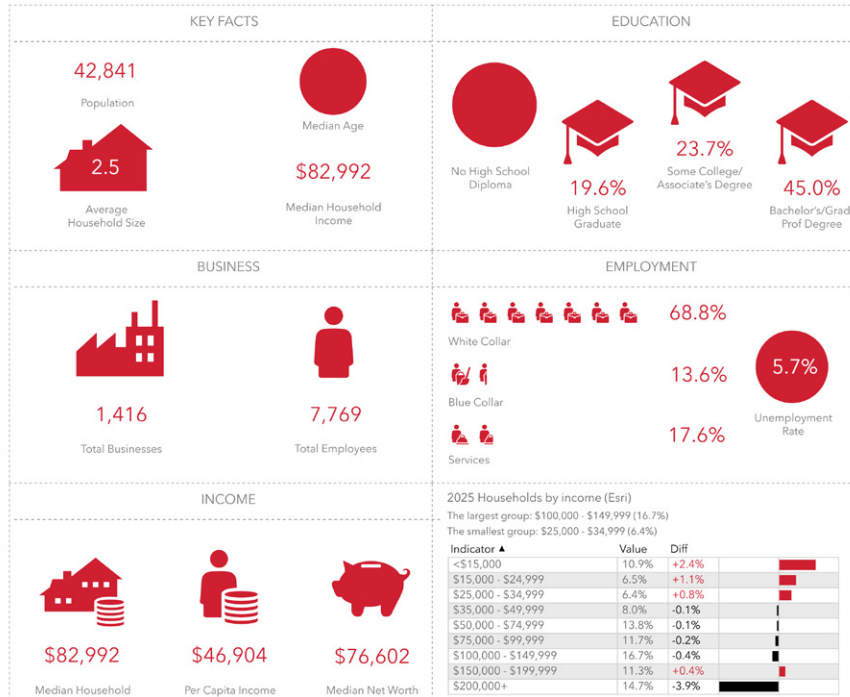


# Location Map



# Demographics

## 1-MILE RADIUS SNAPSHOT



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	42,841	257,370	580,221
Households	17,156	103,749	238,122
Families	10,811	62,707	134,810
Average Household Size	2.47	2.44	2.39
Owner Occupied Housing Units	4,989	37,023	80,402
Renter Occupied Housing Units	12,167	66,726	157,720
Median Age	42.2	41.3	40.5
Median Household Income	\$82,992	\$93,416	\$92,868
Average Household Income	\$117,621	\$133,744	\$135,869

For more information, please contact:

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