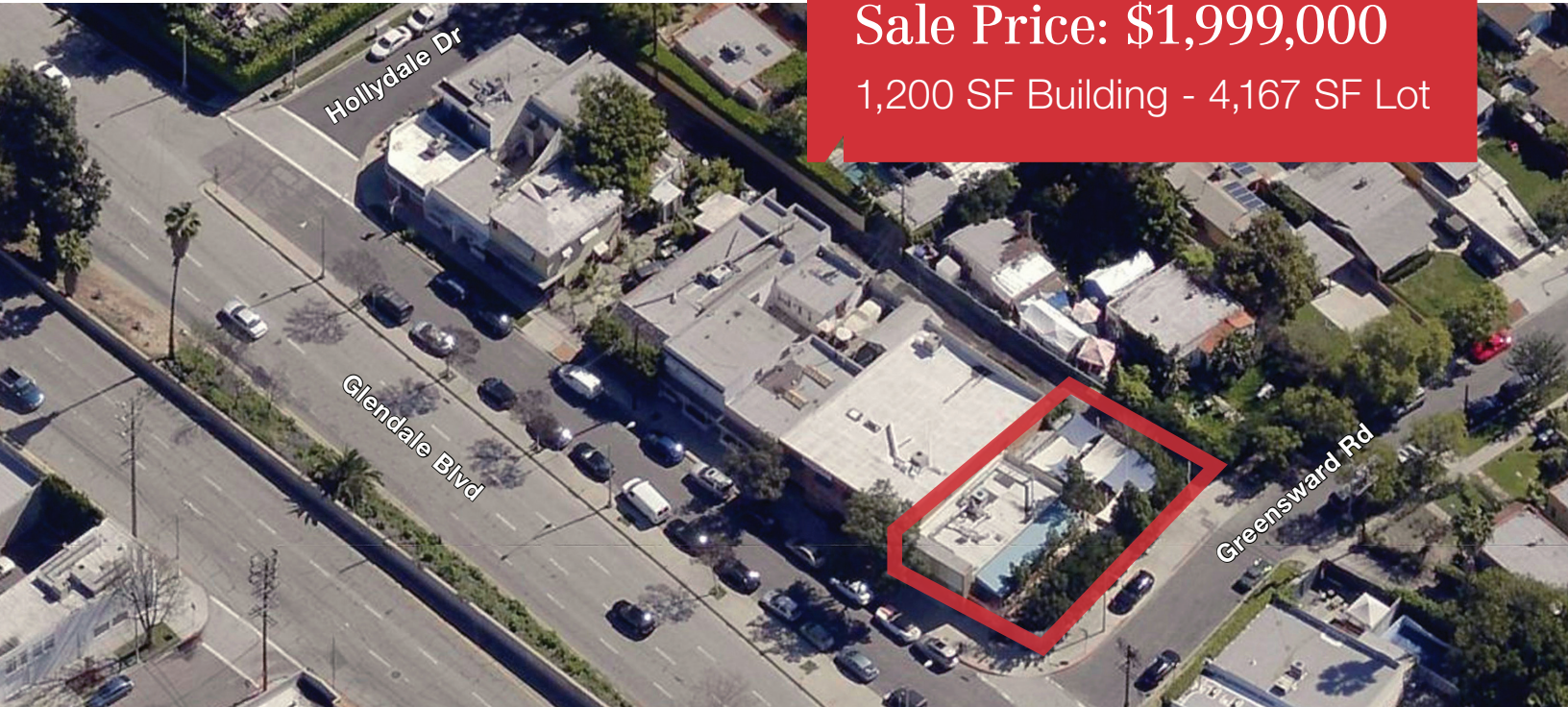


For Sale

Atwater Village
Sale Price: \$1,999,000

1,200 SF Building - 4,167 SF Lot



3010 Glendale Blvd

Los Angeles, CA 90039

Property Highlights

- Restaurant or school possible use
- Previously a well-known Licensed Preschool
- High visibility corner parcel
- Glendale Blvd. Frontage
- Close proximity to the 5, 110 & 134 Freeways
- Near Griffith Park & Dodger Stadium
- Currently C1.5 Zoning, allows for micro residential, restaurant, school & many other uses
- Close proximity to Glendale, Burbank and Downtown Los Angeles
- Atwater Village Community
- Small town atmosphere in the middle of the big city
- Walk, bike or drive to the hiking trails of Griffith Park, tennis courts & playgrounds
- Atwater Village Voted "Hippest Community in L.A." by LA Weekly & Curbed LA

- 1 block from the LA River Redevelopment & Revitalization
- Walking distance to Atwater's award winning restaurants, bakeries and coffee houses
- Minutes away from Glendale Amtrack Line, LA River bike path and micro parks
- Walking distance to popular Atwater Village Farmer's Market

Looking for a restaurant or school site?

- Current building construction is permitted with the City of LA
- New Roof
- New Dual Zone HVAC
- City of LA flood zone drainage system installed
- New Plumbing
- New Electric & Meters
- ADA Restrooms
- Large outdoor gardens and seating areas perfect for restaurant patios

For More Information:

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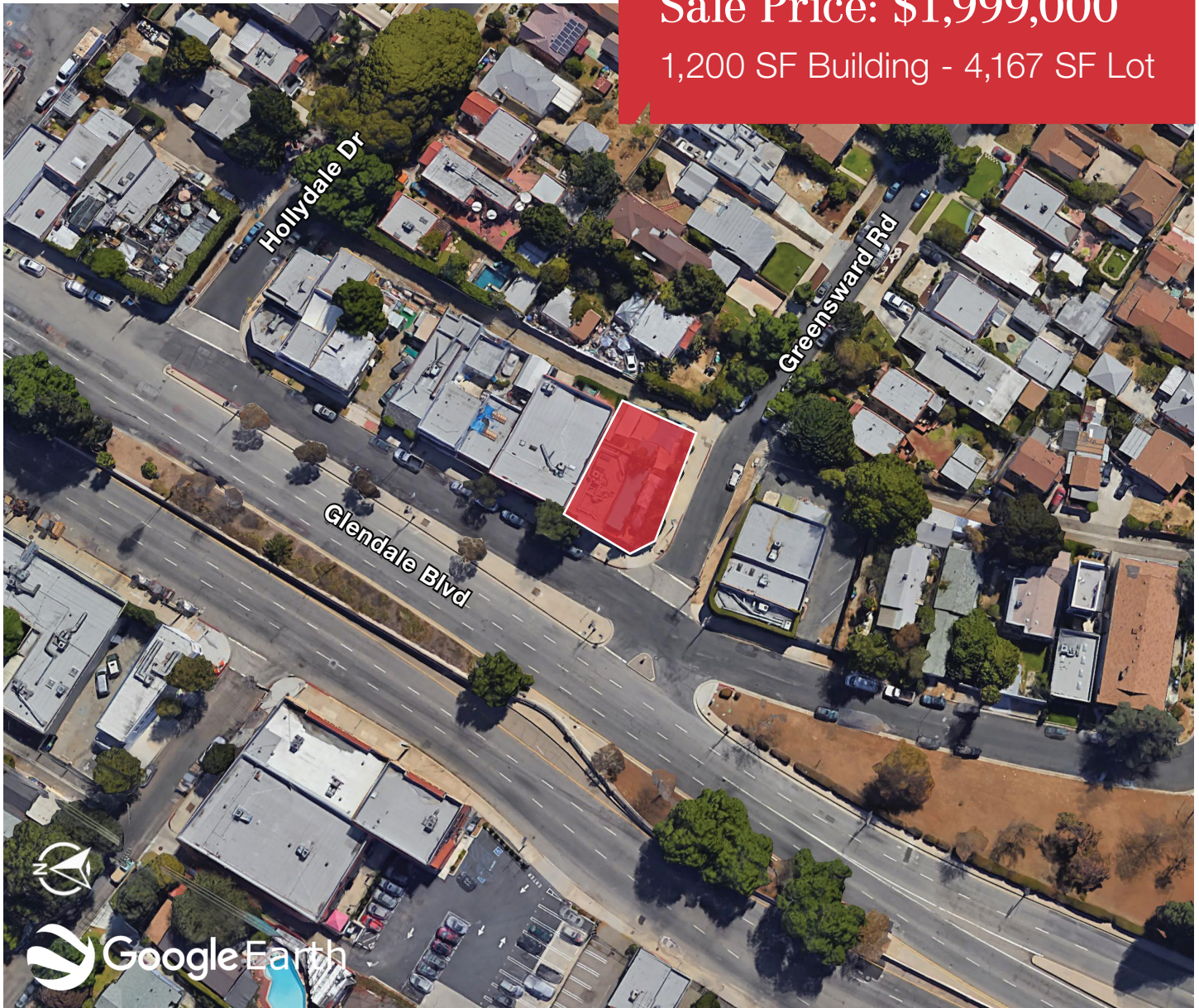
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Address

APN No.

Building Size

Lot Size

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Los Angeles, CA 90039

5437-018-031

1,200 SF

4,167 SF

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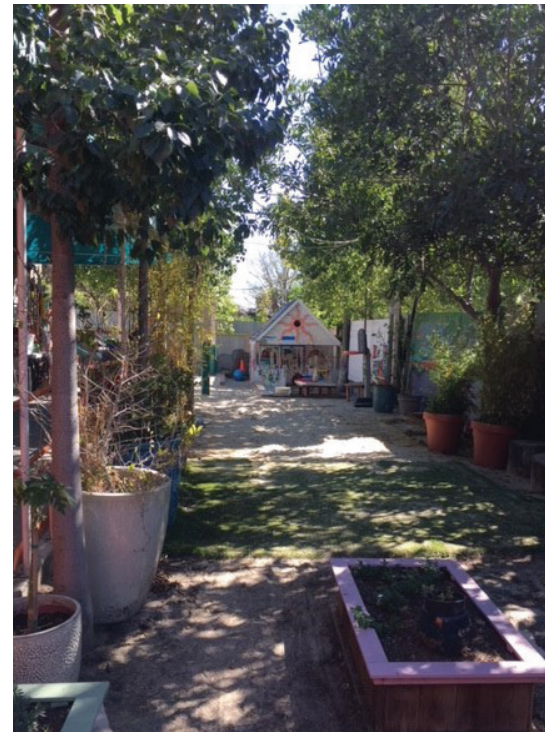
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