

**1019 N. ORANGE GROVE AVENUE, WEST HOLLYWOOD, CA 90046**

**Vacant Duplex Ready for the Owner's Touch**  
**Two Large Units - Back Unit with a Private Patio Area**

**\$1,995,000**

Get in touch

**DARIO SVIDLER**  
EVP | REGIONAL DIRECTOR

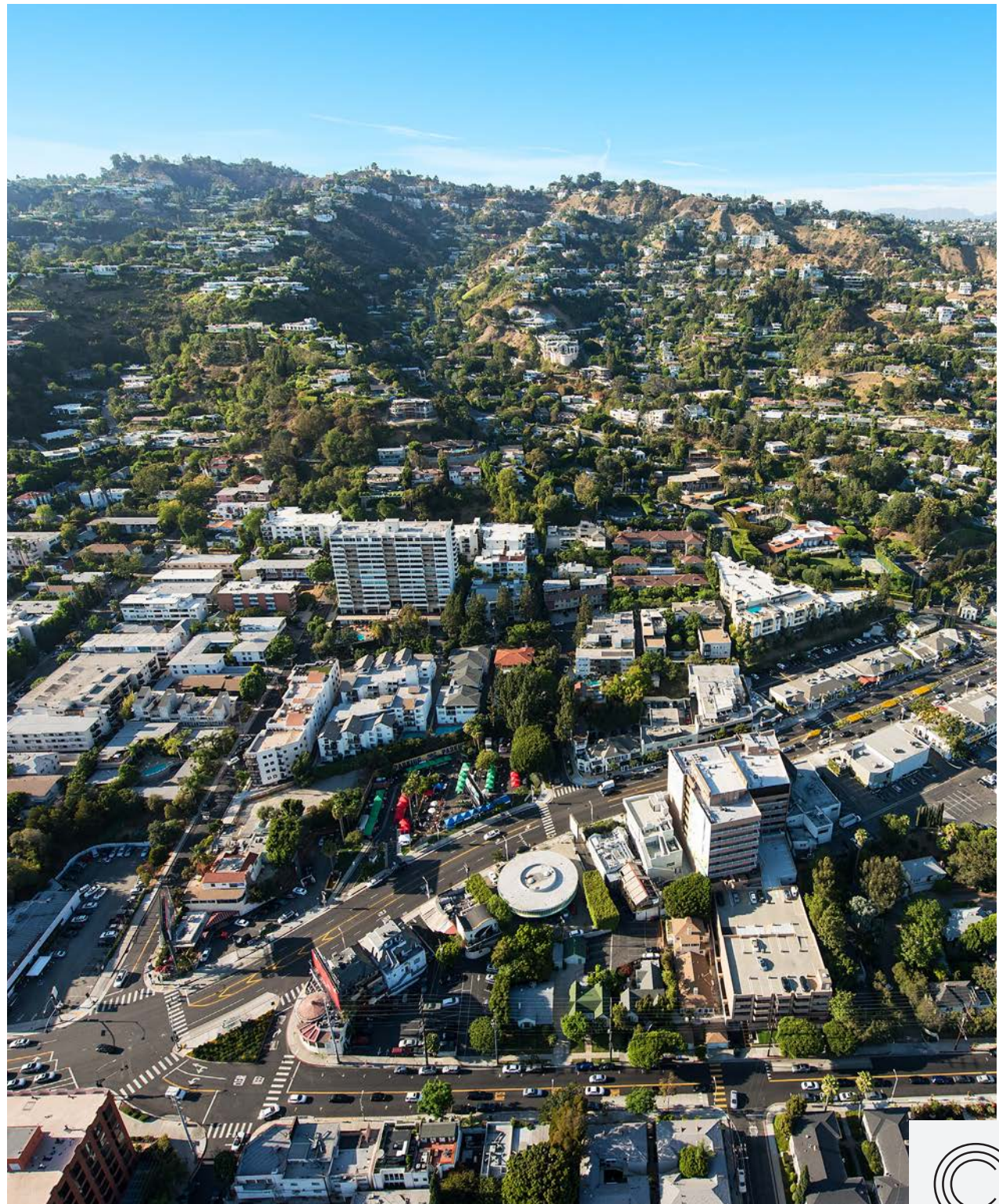
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COMPASS  
**COMMERCIAL**



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# PROPERTY OVERVIEW

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# 1019 N. Orange Grove Avenue

THE OFFERING

## AT A GLANCE

**\$1,995,000**

Price

**6,219**

Lot Sq Ft

**R3-C**

Zoning

APN

5530-012-019

Current Use

Vacant Duplex



## PROPERTY DESCRIPTION

Presented for sale is a Vacant Duplex in the City of West Hollywood.

The property consists of the original house in the front, with two bedrooms, two bathrooms, a living room a Batchelder Fireplace, a separate dining room and a breakfast area. A laundry room was built connecting the structures of the front house and the back house.

The back house is composed of a one bedroom, one bathroom with a huge recreation room, which was the old garage. The back unit also has a private patio area in the back, with direct access from the rec room.

Buyer is to confirm all information, including whether the garage was converted with or without permits.

Please note that this property is a Major Fixer, with torn walls, floors, ceilings, removed gas meters. This is the time when an owner can shine and make this property into what they desire.

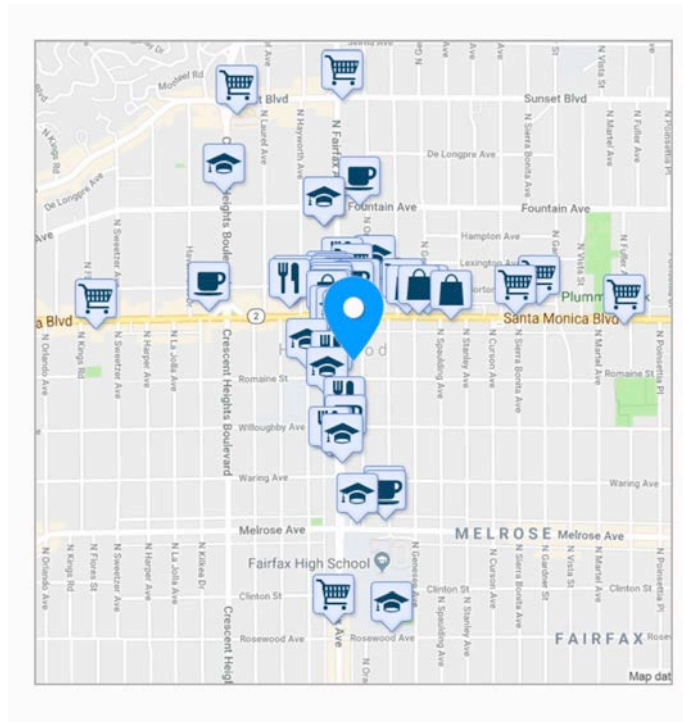
With a Walkscore of 95, this location is among the most desirable in the Greater Los Angeles Area. The Zoning allows for a great development opportunity in the future (Seller has a 9 Unit Project with Planning Commission Conditional Approval).

# 1019 N. Orange Grove Avenue



## 1019 North Orange Grove Avenue

West Hollywood, California, 90046



## About this Location

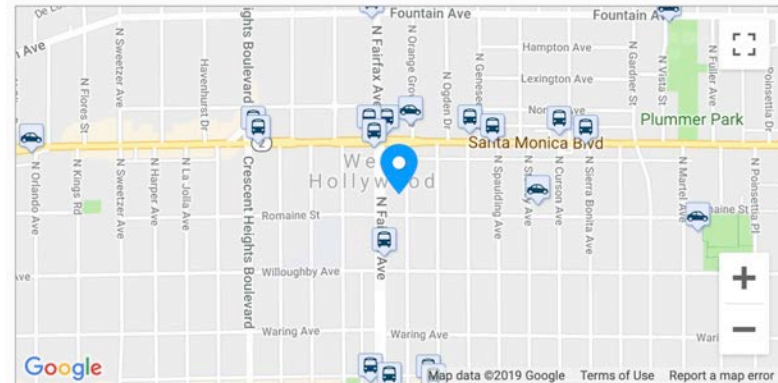
1019 North Orange Grove Avenue has a Walk Score of 95 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in West Hollywood. Nearby parks include William S. Hart Park, Plummer Park and Rosewood Park.



## Good Transit

1019 North Orange Grove Avenue has good transit which means many nearby public transportation options. Car sharing is available from RelayRides and Zipcar.



### Bus lines:

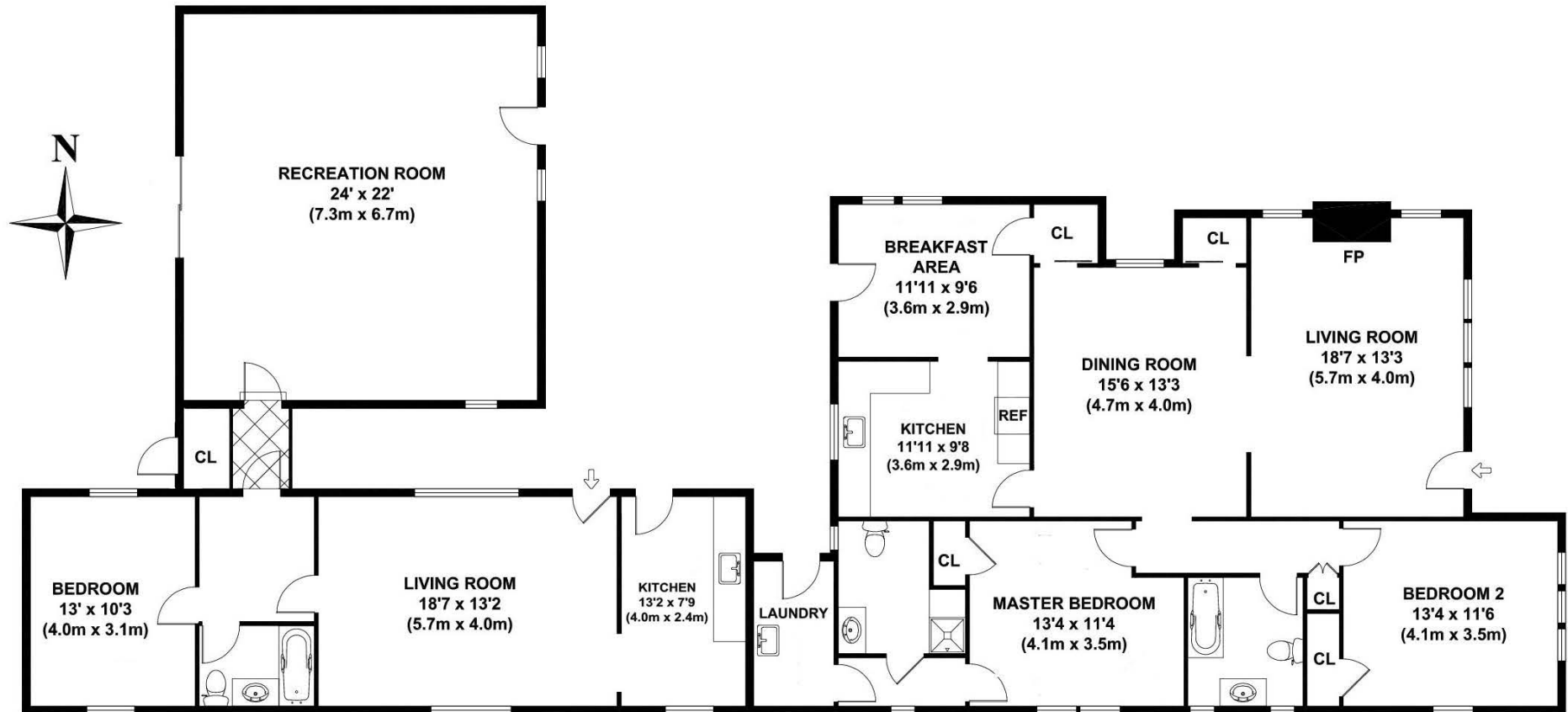
217 Metro Local Line	0.1 mi	780 Metro Rapid Line	0.1 mi
4 Metro Local Line	0.1 mi	704 Metro Rapid Line	0.1 mi
218 Metro Local Line	0.1 mi	10/48 Metro Local Line	0.4 mi



## Walker's Paradise

Daily errands do not require a car.

<https://www.walkscore.com/score/1019-n-orange-grove-ave-w-hollywood-ca-90046>



1019 ORANGE GROVE AVENUE, WEST HOLLYWOOD, CA 90046

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

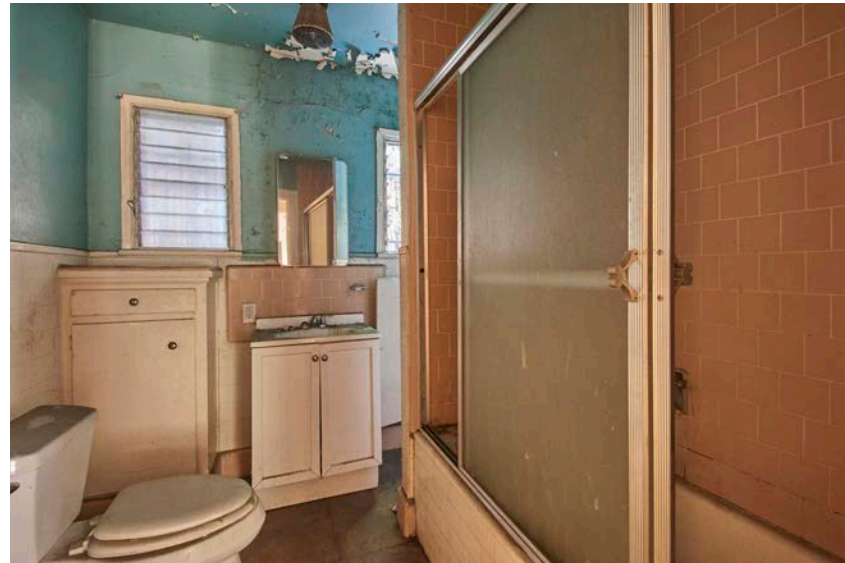
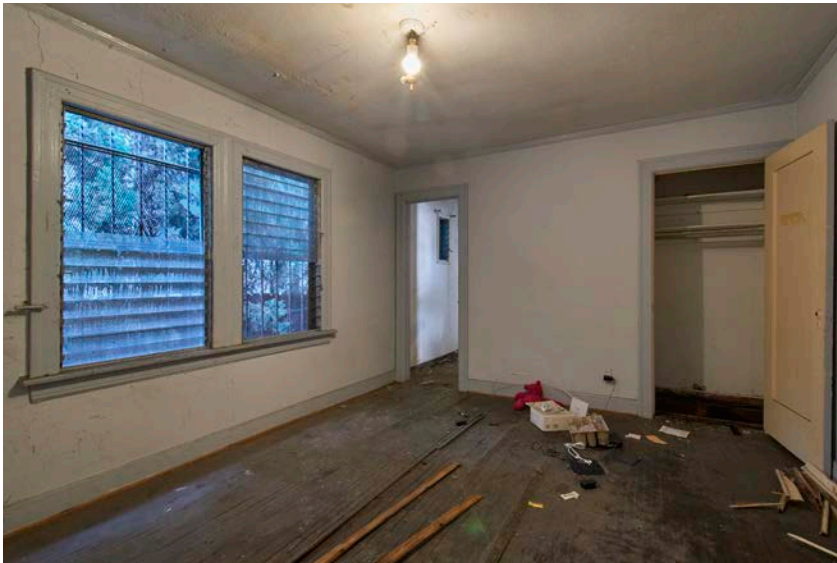


# 1019 N. Orange Grove Avenue

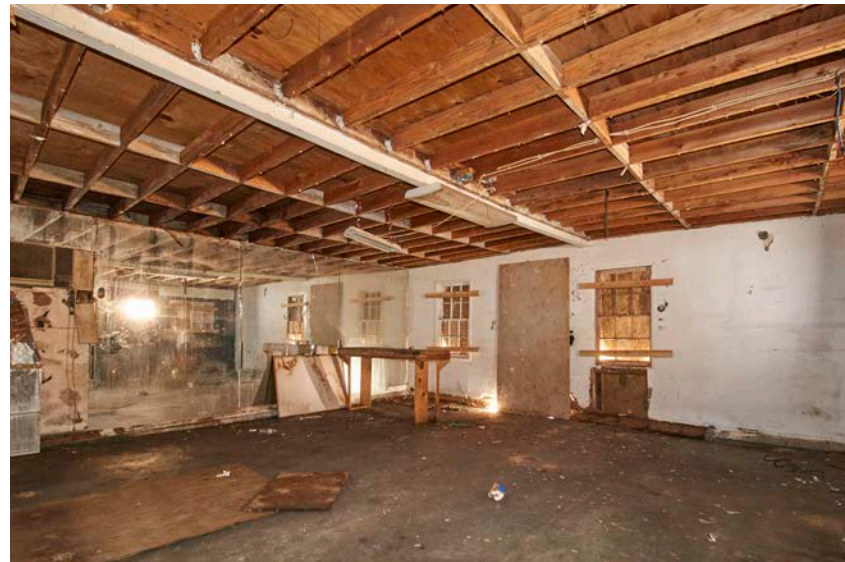
PROPERTY PHOTOS











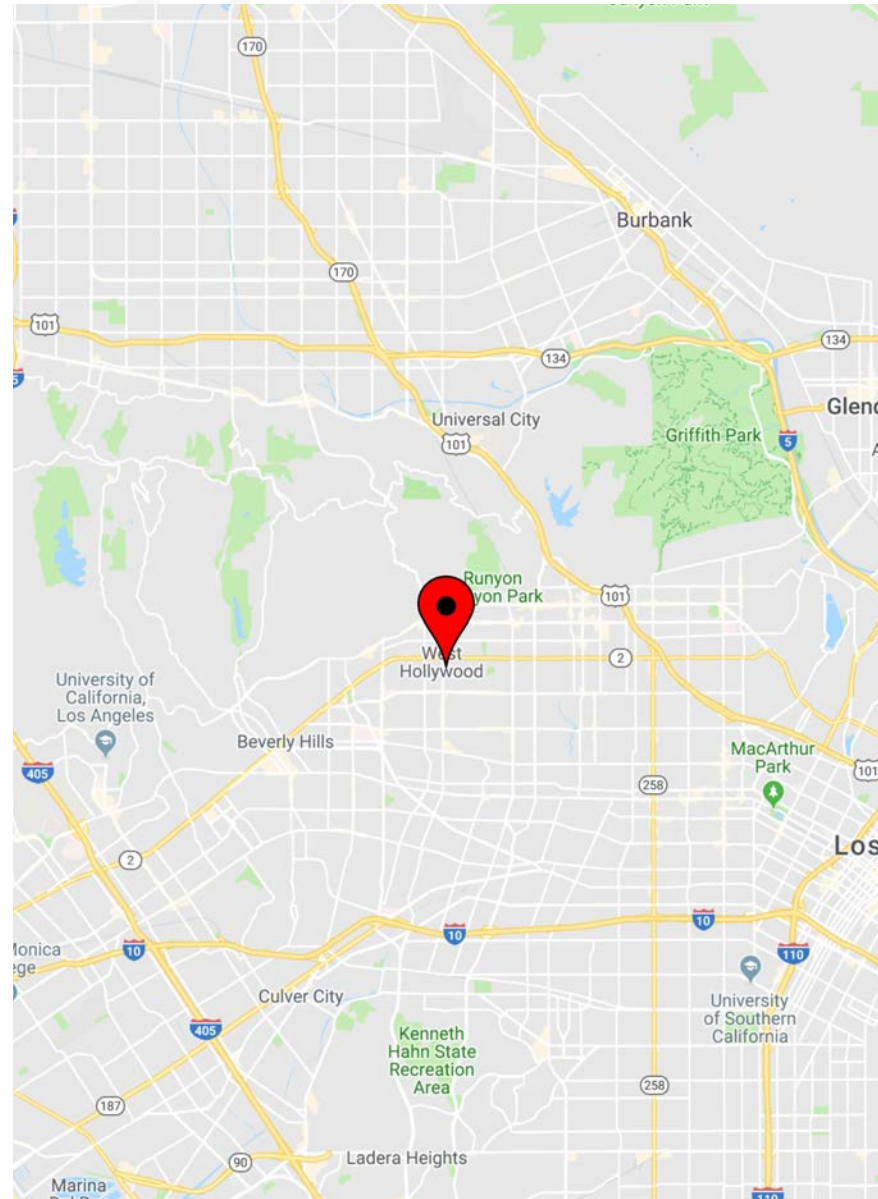
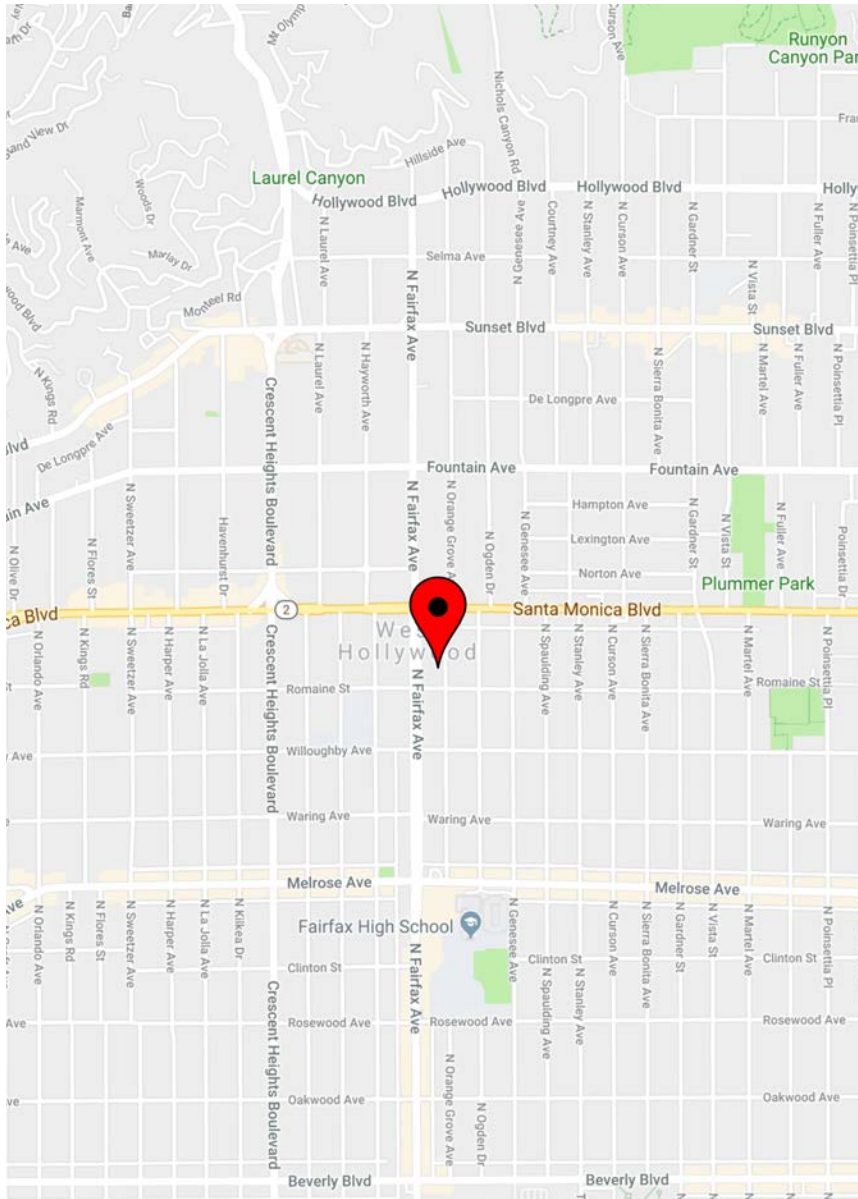
# 1019 N. Orange Grove Avenue

## AREA MAP





# 1019 N. Orange Grove Avenue



# AERIAL PHOTOS

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# 1019 N. Orange Grove Avenue

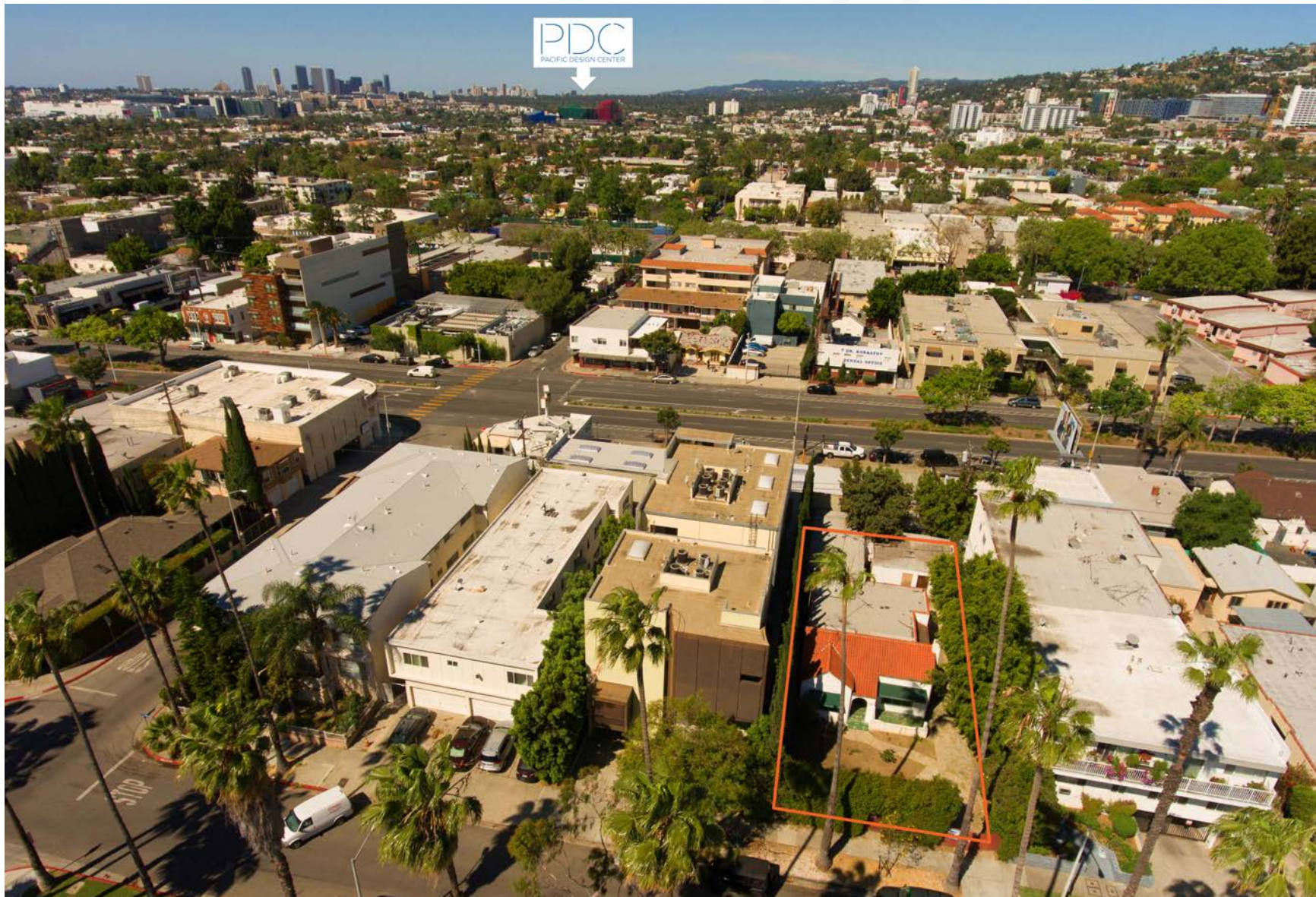
AERIAL PHOTOS





# 1019 N. Orange Grove Avenue

AERIAL PHOTOS





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AERIAL PHOTOS



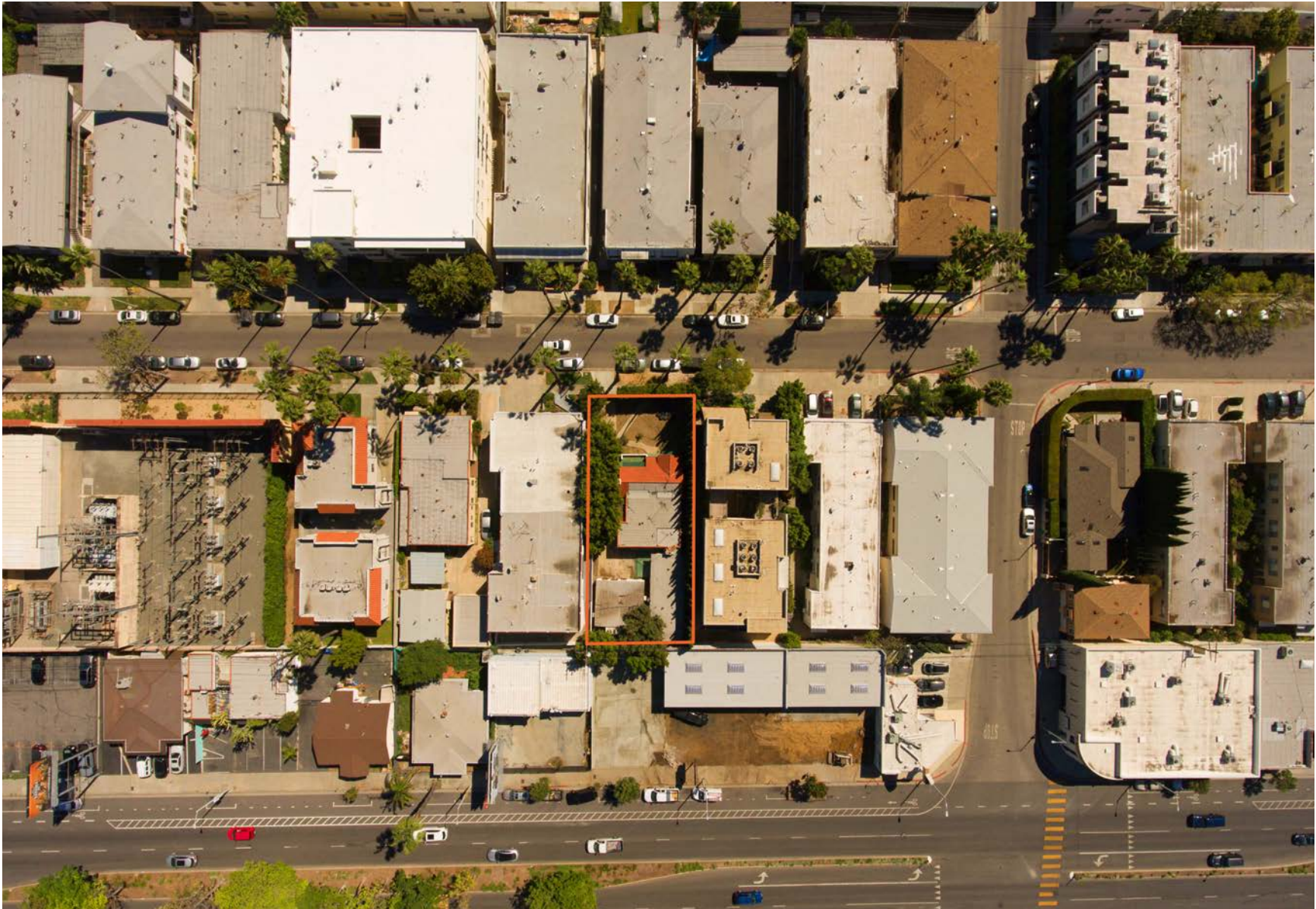






# 1019 N. Orange Grove Avenue

AERIAL PHOTOS





# 1019 N. Orange Grove Avenue

AERIAL PHOTOS





## **ABOUT THE AGENT**

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Dario Svidler grew up with Real Estate all around him. Dario’s father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$300 million in Real Estate and is well on his way to doubling that number.

Dario’s talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.



# **COMPASS COMMERCIAL**

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# About Compass Commercial

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## Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments. Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

## Our Services

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The following outlines the distinctive platform of transaction and consultative services we offer our clients:

### Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

### Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

### Commercial Leasing Services

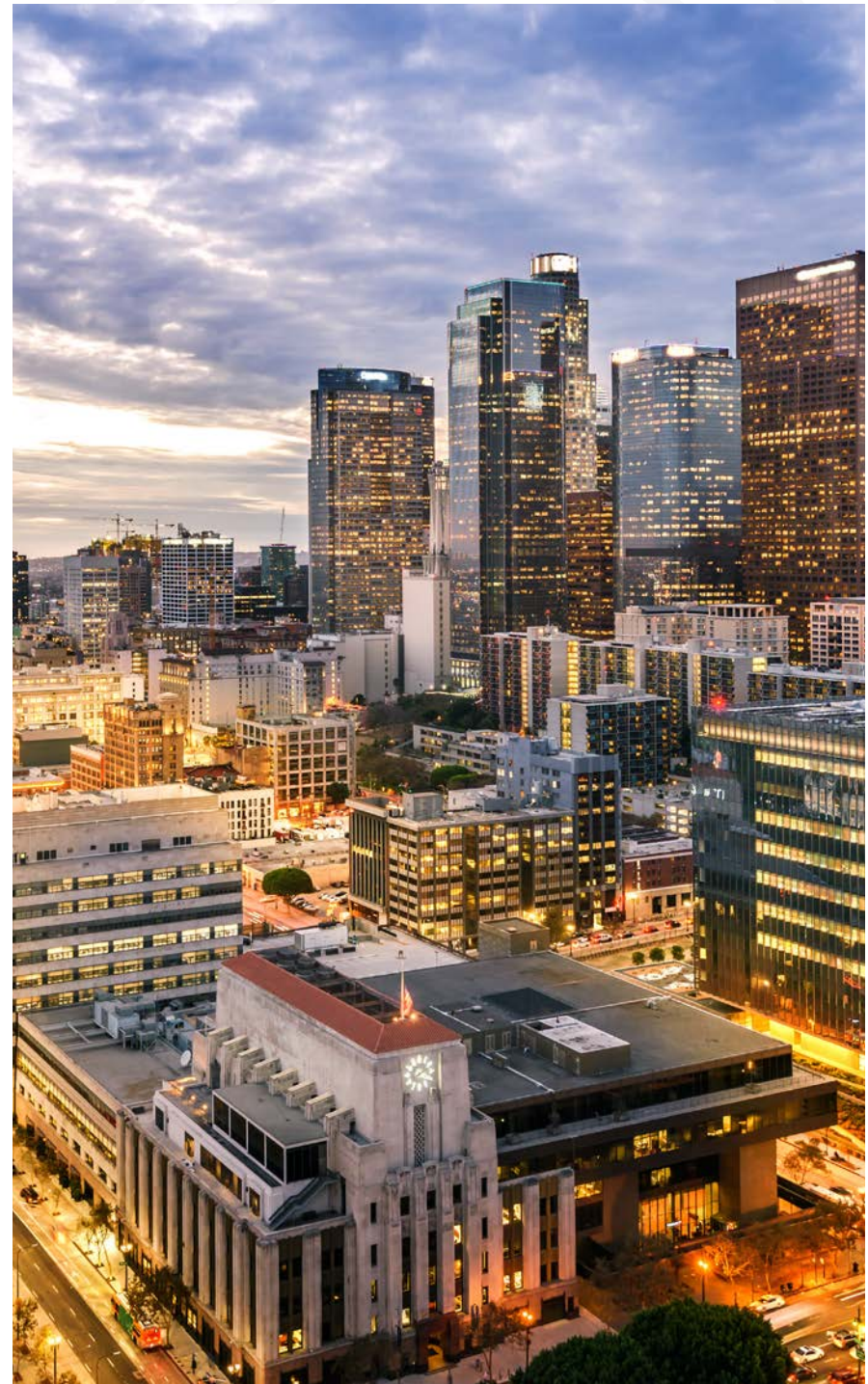
We specialize in office, retail, and creative space.

### Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

### Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.





## CONFIDENTIALITY AND DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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**For more information please contact  
our exclusive sales agent:**

**DARIO SVIDLER**  
EVP, Regional Director

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