



Echo Park, CA
90039

Urban
Hillsides
Real Estate

AVENUE 8

\$1,495,000

2004 Allesandro St. + 2153 Fargo St.

Echo Park / Silver Lake border corner lot development site

Echo Park / Silver Lake border corner lot development site - zoned RD2-1VL. Two combined parcels equaling 16,621 square feet. Allesandro (9674 sqft) has an existing SFR with 145 foot frontage. Fargo (6,947 sqft) is a vacant lot and the combined frontage on Fargo is 123 feet. 8 units can be built by right. Small lot subdivision plus ADU's or Multifamily housing plus ADU's. To the left of this site sits a small lot subdivision type build and to the right (across Fargo) an apartment building. Buyer to confirm all details. Sale is a probate sale with no court confirmation required. Preliminary site evaluation available upon request.

Remarks:

Sale includes 2004 Allesandro - APN 5422-021-032 and 2153 Fargo - APN 5422-021-006. Probate sale with no court confirmation required. Seller is obligated to give notice to heirs of sale upon removal of buyers contingencies and prior to completion of the sale. All offers to include a Probate Agreement Purchase Addendum.

Price: \$1,495,000

Sale Type: Development

Zone: RD2-1VL

Lot Size: 16,621 sq ft (approx)

The Offering

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Parcel Map





2004 Allesandro St.



2004 Allesandro St.



2004 Allesandro St. and 2153 Fargo St.



2153 Fargo St. side



2004 Alessandro St. street view



2153 Fargo St. street view

**2004 Allesandro St.
+ 2153 Fargo St.**



Estimated population: 28,839

Median age: 40.5

Occupancy: Owner - 41.12% Rented - 52.34% Vacant - 6.54%

Workforce: Blue Collar - 10.95% White Collar - 89.05%

Walk Score® - Very Walkable (79)

Noise Level - 64 db

Transportation - Commuter Rail

Union Station Commuter Rail

(Ventura County, Antelope Valley, San Bernardino, Riverside, Orange County, 91 Lines)

8 min drive 3.3 mi

Glendale Commuter Rail

(Ventura County, Antelope Valley Lines)

7 min drive 3.5 mi

Airport

Bob Hope Airport - 21 min drive 13.1 mi

Los Angeles International Airport - 30 min drive 18.6 mi

Long Beach-Daugherty Field Airport - 36 min drive 25.9 mi

Community

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

2004 Allesandro St.
+ 2153 Fargo St.
Echo Park, CA 90039

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Darren Hubert
323.898.2991
darren@urbanhillsides.com
DRE #01330183

Website

urbanhillsides.com

Urban
Hillsides
Real Estate

AVENUE 8