



LAURIE INADOMI - HALVORSEN
YOUR INVESTMENT PROPERTY PARTNER



FORSALE

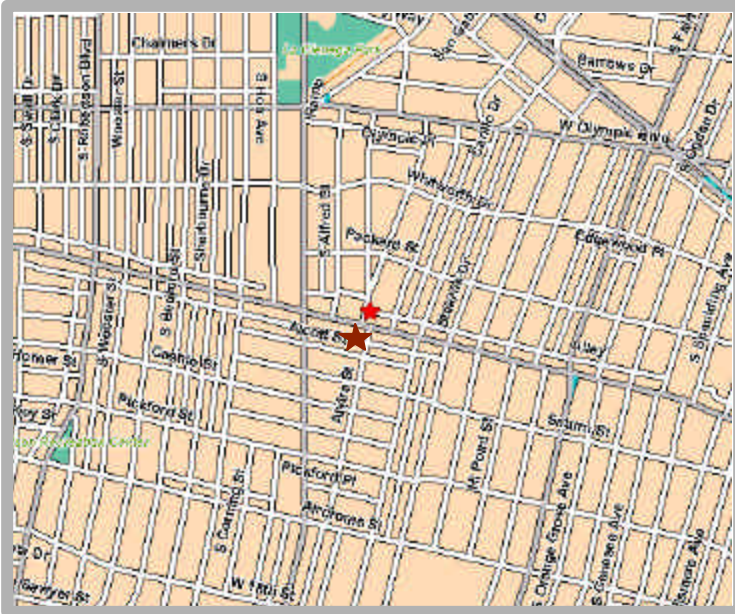
OFFICE BUILDING

OWNER/USER BEVERLY HILLS ADJACENT

1410 Alvira Street

Property Description

The subject property is located on the southeast corner of Pico Boulevard and Alvira Street, between La Cienega Boulevard and Crescent Heights Boulevard. There is an alley that runs along the rear of the property. Della Reese, the star of "Touched By An Angel," has been the tenant in the building since 1993, and currently occupies the building on a month-to-month basis for \$6,000/month to run her church operation, "Understanding Principles For Better Living". It is the intention of the tenant to eventually move to a larger facility and therefore, the property is being marketed to an owner/user. The Los Angeles City School District, as part of an eminent domain deal with the Seller, spent in excess of \$750,000 to completely retrofit and renovate the property in 1990. The building is made of reinforced brick, which was completely retrofitted with steel beams during the renovation to comply with the city's earthquake requirements. The masonry is not visible from either the exterior or interior of the building. Although the original structure was built in 1933, the building was "like-new" practically speaking after the 1990 rehabilitation of the property. The property consists of 15 or more private offices, 4 handicapped bathrooms, a large open space which is currently used as a "meeting hall" for the church, 2 kitchen areas, 4 upstairs private loft/storage areas, a reception area, and a large receiving room with a docklift and roll-up door. There is gated parking in the rear which can accommodate up to 20 vehicles when utilizing tandem parking. The first floor of the building is approximately 5,600 square feet and the second floor loft area is approximately 2,000 square feet, although the tax records show the building to be 7,879 total square feet.



Location

The property is located just south of the affluent city of Beverly Hills on Pico Boulevard, in Los Angeles.

For More Information:

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