

\$3,400,000 - 151 N Swall Drive, Beverly Hills

MLS® #22201177

\$3,400,000

0 Bedroom, 0.00 Bathroom, 4,930 sqft

Residential Income on 0 Acres

N/A, Beverly Hills, CA

\$200,000 Price Adjustment. A 7-Unit Classic 1920's Vintage Beverly Hills Apartment Building between Burton Way and Wilshire Blvd with 4 vacant units.



The exclusive listing agent is pleased to present 151 n Swall Dr a seven-unit class 1920's vintage apartment building located in a first-class Beverly Hills location (between Burton Way and Wilshire Blvd). The property features 4,930 square feet of gross rentable area, situated on a 5,763-square foot lot. The seven-unit building is composed of one 2 bedroom and 2 bathrooms plus office, two 1 bedroom 1 bathrooms and four studio units. Of the seven units, four are currently vacant allowing a buyer to achieve market rent day one. Of note, the property report states there are eight units; however, the building is operating as seven units. Buyer to verify legal unit count.

The building is well-maintained, offers laundry on-site, a shared courtyard as well as on-site parking for tenants. This prime location offers a tremendous amount of dining (La Gondola, Lawry's the Prime-Rib, Cafe Angelino, Culina Ristorante and Caffè, Il Cielo), shopping (Rodeo Dr with Dior, Fendi, Gucci, Hermes, Louis Vuitton) and entertainment destinations within walking distance to the property. Due to the 1920's vintage charm and existing vacancy allow the buyer an opportunity to choose their own qualified residents at market making this a

unique opportunity in a first-class location.
* Buyer to verify all
information independently and w/ listing
broker* Listing Broker makes no
representations nor warranties from
assumptions created by marketing materials

Built in 1928

Additional Information

City	Beverly Hills
County	Los Angeles
Zip	90211
MLS® #	22201177
Square Ft	4,930
Lot Size	0.13
Neighborhood	N/A
HOA Dues	\$0

Listing Details

Listing Agent	Eliyahu Appel
Provided By:	Marcus & Millichap

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