

For Sale

2,384 SF | \$2,100,000

Residential Duplex



## 806-808 N Vista St

West Hollywood, California 90046

### Property Highlights

- One Block North of Melrose Blvd
- AS IS
- Delivered With Clean Title
- Gross site size 7,001 SF
- Zoning is classified as R2-1XL, which includes duplex uses under the two-family zone use.

### Offering Summary

<b>Sale Price:</b>	\$2,100,000
<b>Building size</b>	2,384 F
<b>Lot Size:</b>	6,969 SF

### For More Information



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	1 Mile	2 Miles	3 Miles
<b>Population</b>			
<b>Total Population</b>	46,547	161,557	322,991
<b>Average Age</b>	37.2	36.5	37.0
<b>Average Age (Male)</b>	36.5	36.8	36.5
<b>Average Age (Female)</b>	39.0	36.7	37.8
<b>Households &amp; Income</b>			
<b>Total Household</b>	26,107	89,123	163,819
<b># of Persons per HH</b>	1.8	1.8	2.0
<b>Average HH Income</b>	\$78,211	\$85,050	\$87,756
<b>Average House Value</b>	\$858,371	\$889,477	\$885,713

\* Demographic data derived from 2010 US Census