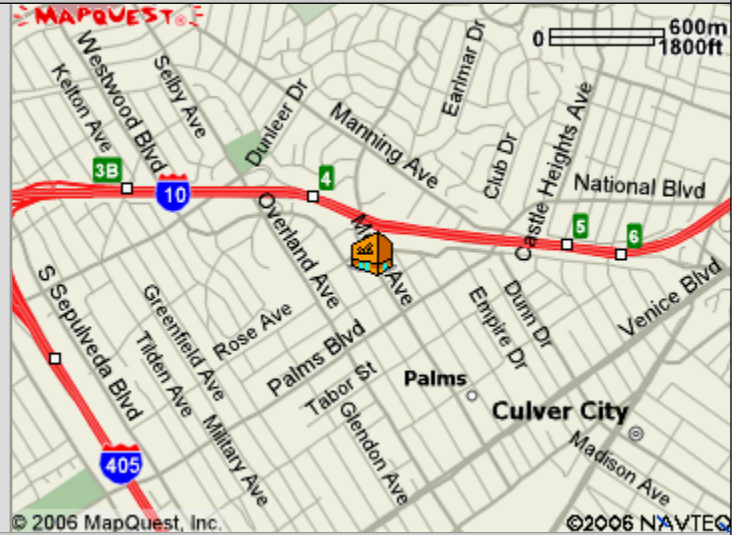


# 3343 Motor Ave - Coiffures

**SOLD**

1

Los Angeles, CA 90034 - West Los Angeles Submarket  
Sale on 12/07/1999 for \$285,000 (\$236.51/SF) - Research Complete  
1,205 SF Retail Storefront Retail/Residential Building Built in 1912



### Buyer & Seller Contact Info

Recorded Buyer: **David T & Joann Fellner**  
3343 1/2 Motor Ave  
Los Angeles, CA 90034

Recorded Seller: **Jeri Wert**  
3343 Motor Ave  
Los Angeles, CA 90034  
(818) 781-4389

Buyer Broker: **Grubb & Ellis**  
**Michael Davidson**

Listing Broker: **Grubb & Ellis**  
**Kathleen Silver**  
(310) 235-2955

### Transaction Details

ID: 419909

Sale Date:	<b>12/07/1999</b>	Sale Type:	-
Escrow Length:	<b>30 days</b>	Bldg Type:	<b>Retail - Storefront Retail/Residential</b>
Sale Price:	<b>\$285,000-Confirmed</b>	Year Built/Age:	<b>Built in 1912 Age: 87</b>
Asking Price:	-	GLA:	<b>1,205 SF</b>
Price/SF:	<b>\$236.51</b>	Land Area:	<b>0.09 AC (3,751 SF)</b>
Price/AC Land Gross:	<b>\$3,310,104.53</b>		
Percent Leased:	-	Percent Improved:	<b>19.7%</b>
Tenancy:	<b>Single</b>	Total Value Assessed:	<b>\$57,218 in 1999</b>
Transfer Tax:	<b>\$313.50</b>	Improved Value Assessed:	<b>\$11,249</b>
		Land Value Assessed:	<b>\$45,969</b>
		Land Assessed/AC:	<b>\$533,902</b>
No. of Tenants:	<b>1</b>		
Tenants at time of sale:	<b>Coiffures</b>		
Financing:	<b>Down payment of \$85,000.00 (29.8%) \$200,000.00 from Bank of America</b>		
Legal Desc:	<b>Lot 12 blk F The Palms bk 21 pgs 43 thru 45</b>		
Parcel No:	<b>4314-022-016</b>		
Document No:	<b>2255956</b>		

**3343 Motor Ave - Coiffures****SOLD**

1,205 SF Retail Storefront Retail/Residential Building Built in 1912 (con't)

**Transaction Notes**

\* Description: Property consists of a retail buiding with one residential unit at the rear of the property. There is also a storage unit attached to the 2-car carport.

**Current Retail Information**

ID: 4246124

Property Type:	<b>Retail - Storefront Retail/Residential</b>	GLA:	<b>1,205 SF</b>
Center Name:	<b>Coiffures</b>	Total Avail:	<b>0 SF</b>
Bldg Status:	<b>Built in 1912</b>	% Leased:	-
Owner Type:	-	Bldg Vacant:	-
Zoning:	<b>C2-1, Los Angeles</b>	Land Area:	<b>0.09 AC</b>
Owner Occupied:	-	Lot Dimensions:	
		Building FAR:	<b>0.32</b>
Rent/SF/Mo:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	<b>22 feet on Motor</b>		
Parking:	<b>2 Covered Spaces are available</b>		
Features:	<b>Bus Line, Signage</b>		

**Location Information**

Metro Market: **Los Angeles**  
 Submarket: **West Los Angeles/West Los Angeles**  
 County: **Los Angeles**  
 CBSA: **Los Angeles-Long Beach-Santa Ana, CA**  
 CSA: **Los Angeles-Long Beach-Riverside, CA**  
 DMA: **Los Angeles, CA**  
 Map(Page): **Thomas Bros. Guide 632-E7**

# 3343 Motor Ave - Coiffures

**SOLD**

1,205 SF Retail Storefront Retail/Residential Building Built in 1912 (con't)

Parcel Number: **4314-022-016**  
Legal Description: **Lot 12 blk F The Palms bk 21 pgs 43 thru 45**  
County: **Los Angeles**

## Plat Map: 3343 Motor Ave - Coiffures

