

PRIME CORNER BUILDING * 61 FEET OF FRONTAGE * GLENDALE



7202 MYRTLE AVENUE

LOCATED BETWEEN SEVENTY SECOND STREET
AND SEVENTY SECOND PLACE

This property is a large corner building on a busy commercial avenue, in Glendale. It is currently serving as a Church, but has many possible uses, and is an investment, development or user opportunity. It features a large hall space, approximately 2960 sq ft, plus a service kitchen area, bar room, office, and male and female bathrooms. The upper level contains a meeting room, approx. 720 sq ft, plus an office space and a storage room. The building has the capacity to hold 297 people. The heating system, electrical panel and roof have all been upgraded. At 6,527 SF, the building measures 61' x 107' and sits on a 7,299 SF lot measuring 61.17' x 119.33'. The building is close to the Q55 bus as well as all conveniences. You can build 5474 Sf of residential or 14,598 of commercial.

\$2,000,000

LICENSED BROKER & PRINCIPAL

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BLOCK/LOT	03711-0010
LOT DIMENSION	61.17' x 119.33'
LOT SF	7,299
STORIES	1
UNITS	1
YEAR BUILT	1931
ZONING	R4-1
BUILDING DIMENSIONS	61 x 107'
BUILDING SF	6,527
FAR	RES: .75 / FAC: 2.0
TAXES	\$0





