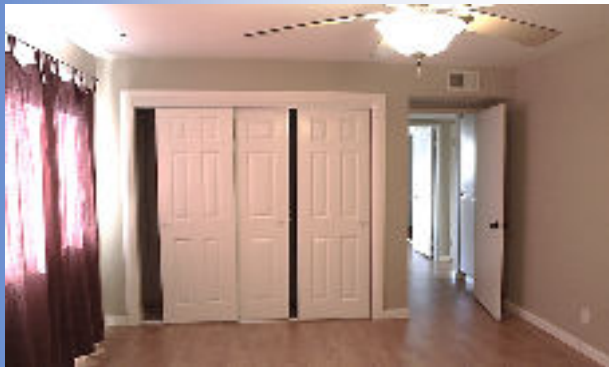




## Condo on Fair Ave In North Hollywood

**Price: \$325,000**



**5706 Fair Ave #109  
North Hollywood, CA**

### INVESTMENT HIGHLIGHTS

- Great NoHo Arts District Location
- Spacious 2 Bed + 1 Bath Condo
- New Laminate Flooring Throughout
- Double-Pane Windows
- Central Air-Conditioning & Heating
- In-Unit Washer & Dryer Hookups
- Outdoor Private Patio
- Secure Entry & Security Cameras
- Secure Tandem Parking Space with Storage
- Community Pool & Sundeck

**Michael Pesci & James Antonucci**  
**RE/MAX Commercial & Investment Realty**  
**550 South Hope Street, Suite 500**  
**Los Angeles, CA 90071**  
**BRE License #01274379 & #01822661**

Direct: (213) 233-4364 & (213) 233-4374  
Cell: (213) 820-1335 & (818) 381-6601  
Fax: (213) 769-5002  
Email: [mpesci@remaxcir.com](mailto:mpesci@remaxcir.com)  
[jamesa@remaxcir.com](mailto:jamesa@remaxcir.com)

## Condominium on Fair Ave

### Property Profile

**Property Address:** 5706 Fair Ave #109  
North Hollywood, CA 91601

**Assessor Parcel #:** 2337-030-045

**Year Built:** 1981

**Unit Size:** 881

**Lot Size:** 29,963

**Bedrooms:** 2

**Bathrooms:** 1

**Parking:** 2



### Amenities

#### UNIT AMENITIES

|                                                  |                                                   |                                                 |                                                     |
|--------------------------------------------------|---------------------------------------------------|-------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Refrigerator | <input checked="" type="checkbox"/> Disposal      | <input checked="" type="checkbox"/> Central A/C | <input checked="" type="checkbox"/> Cable Ready/DSL |
| <input checked="" type="checkbox"/> Dishwasher   | <input checked="" type="checkbox"/> Washer/Dryer  | <input type="checkbox"/> Wall A/C               | <input type="checkbox"/> Furnished                  |
| <input checked="" type="checkbox"/> Stove        | <input checked="" type="checkbox"/> Balcony/Patio | <input checked="" type="checkbox"/> Fireplace   | <input type="checkbox"/> Utilities Paid             |

#### COMMON AREA AMENITIES

|                                          |                                                     |                                     |                                             |
|------------------------------------------|-----------------------------------------------------|-------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Pool | <input checked="" type="checkbox"/> Secured Parking | <input type="checkbox"/> BBQ Area   | <input type="checkbox"/> Elevator           |
| <input type="checkbox"/> Spa             | <input checked="" type="checkbox"/> Secured Entry   | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Sundeck |
| <input type="checkbox"/> Fitness Center  | <input type="checkbox"/> Laundry                    | <input type="checkbox"/> Clubhouse  | <input checked="" type="checkbox"/> Storage |

### Investment Highlights

- Great NoHo Arts District Location
- Spacious 2 Bed + 1 Bath Condo
- New Laminate Flooring Throughout
- Double-Pane Windows
- Central Air-Conditioning & Heating
- In-Unit Washer & Dryer Hookups
- Outdoor Private Patio
- Secure Entry & Security Cameras
- Secure Tandem Parking Space with Storage
- Community Pool & Sundeck



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002



## Condominium on Fair Ave

### Photos



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002



## Condominium on Fair Ave

Photos (continued)



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002



## Condominium on Fair Ave

Photos (continued)



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002

## Condominium on Fair Ave

Photos (continued)



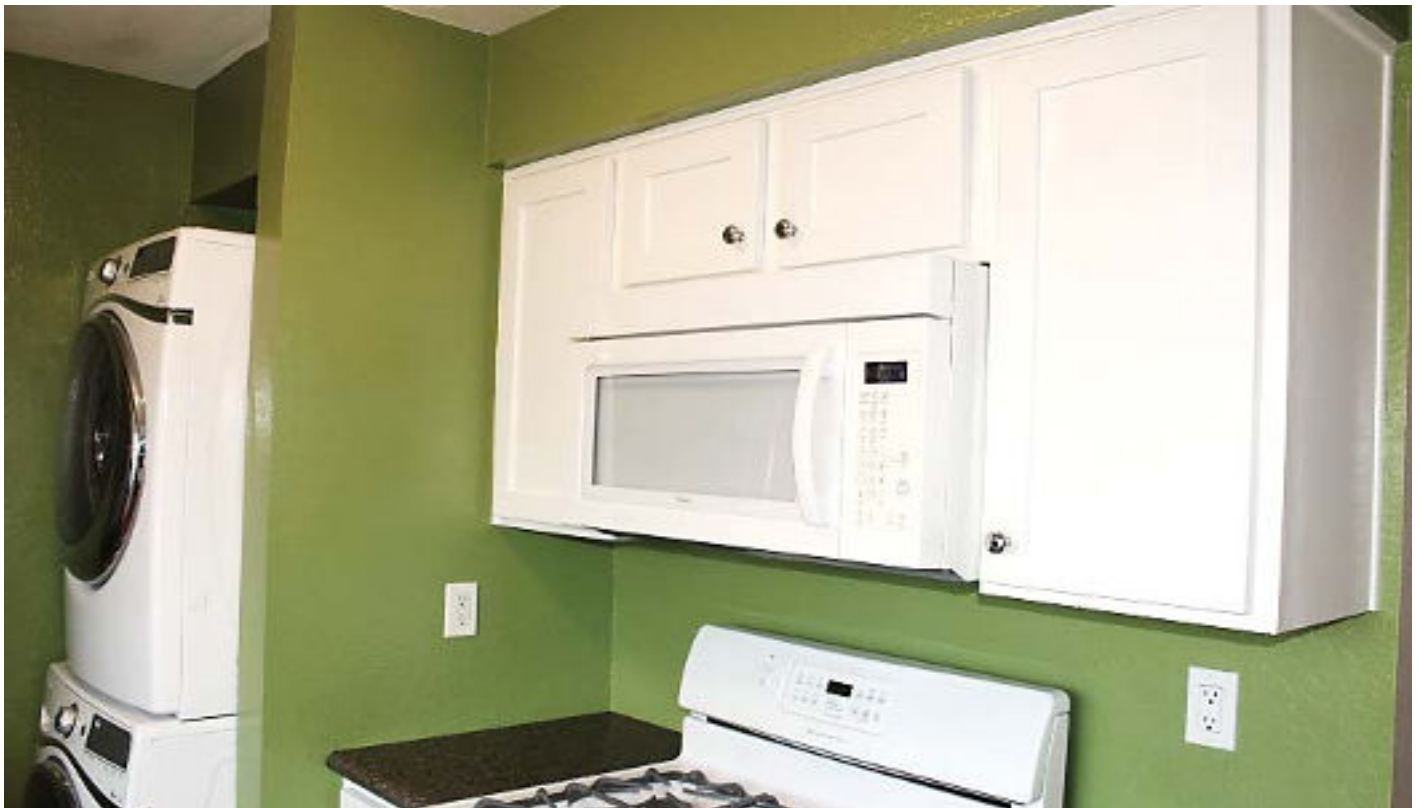
MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002



## Condominium on Fair Ave

Photos (continued)



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002

## Condominium on Fair Ave

Photos (continued)



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002



## Condominium on Fair Ave

Photos (continued)



MICHAEL PESCI, VP OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002

## Condominium on Fair Ave

Aerial View



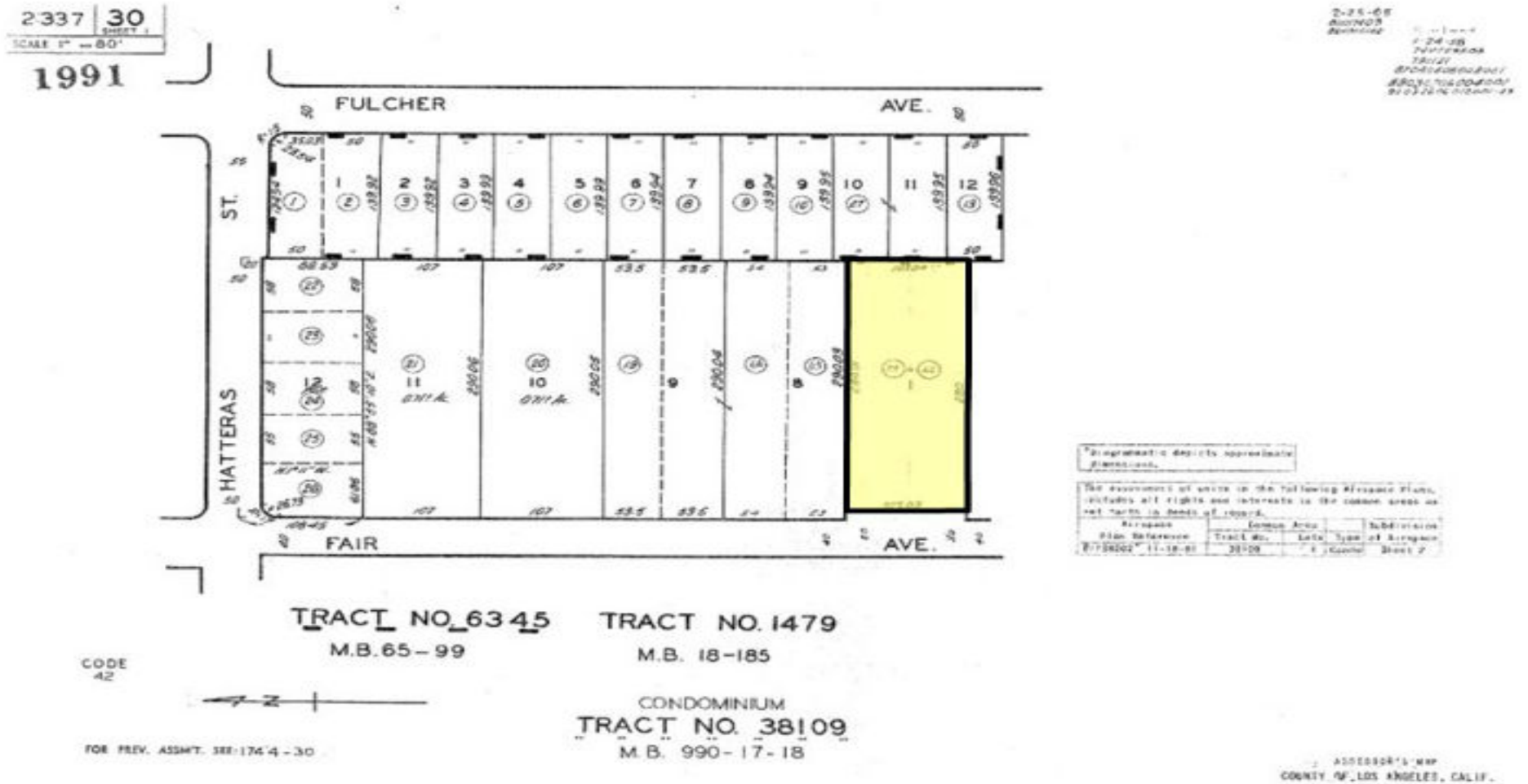
MICHAEL PESCI, VICE PRESIDENT OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR INVESTMENT ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002



# Condominium on Fair Ave

## Parcel Map

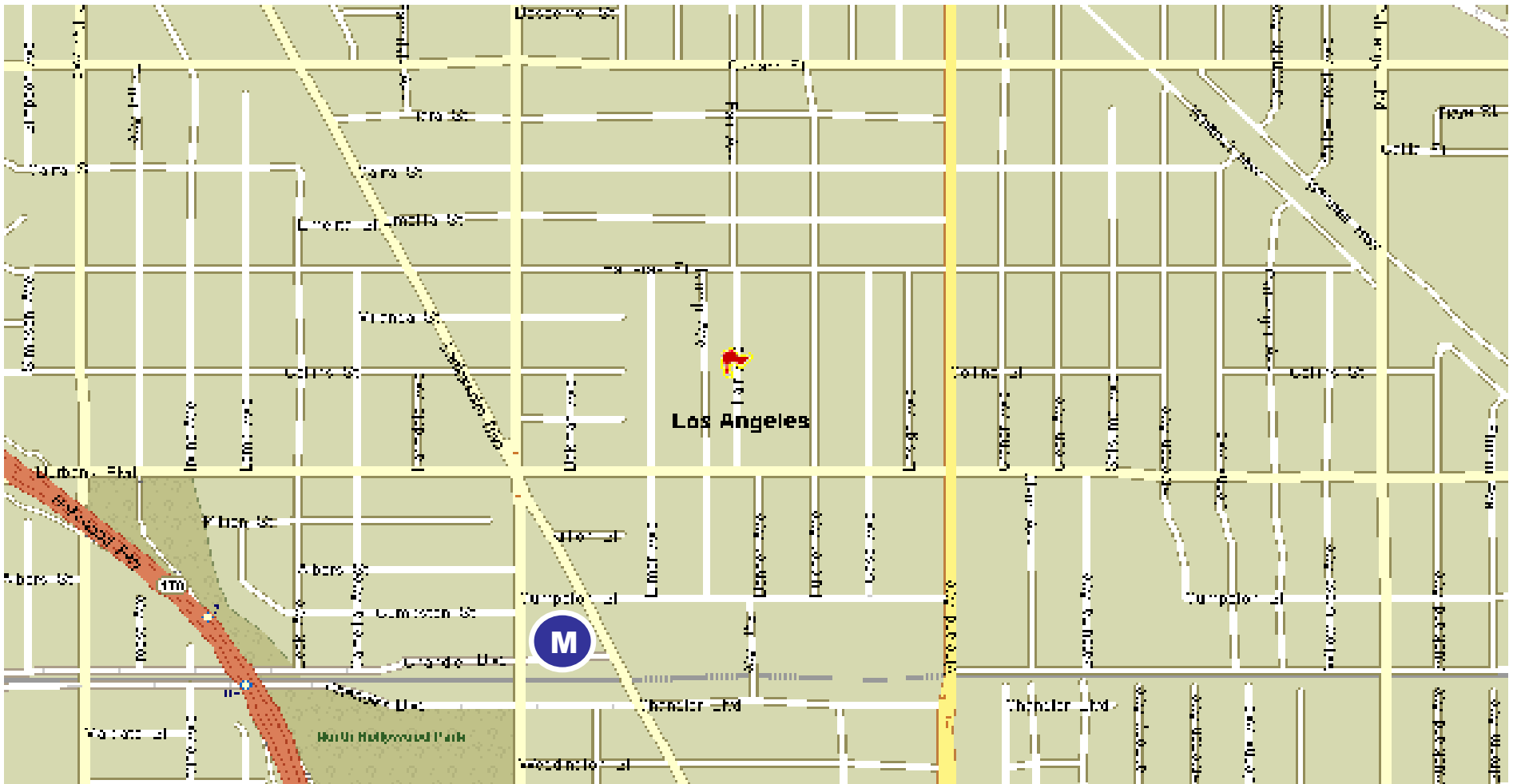


MICHAEL PESCI, VICE PRESIDENT OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR INVESTMENT ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002

## Condominium on Fair Ave

### Street Map



MICHAEL PESCI, VICE PRESIDENT OF INVESTMENTS AND JAMES ANTONUCCI, SENIOR INVESTMENT ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 769-5002