



Co-Op on Coldwater Canyon In North Hollywood

Price: \$130,000



**7133 Coldwater Canyon Ave #12
North Hollywood, CA 91605**

INVESTMENT HIGHLIGHTS

- Affordable Co-Op in Gated Community
- Great North Hollywood Location
- Many Amenities including Pool, Fitness Center, & On-Site Laundry
- On-Site Parking & Storage
- Low HOA Dues cover Water & Trash
- Completely Renovated including New Appliances, Laminate Floors, Paint, & Bathroom Remodel
- Quiet Back Unit with Grassy Courtyard

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Co-Op on Coldwater Canyon Ave

Property Profile

Property Address: 7133 Coldwater Canyon Ave #12
North Hollywood, CA

Assessor Parcel #: 2327-018-033

Bedrooms: 1

Bathrooms: 1

Year Built: 1962

Building Size: 600

Zoning: R3

Parking: 1



Amenities

UNIT AMENITIES

- | | | | |
|--|--|--|---|
| ☒ Refrigerator | ☐ Disposal | ☐ Central A/C | ☒ Cable Ready/DSL |
| ☒ Dishwasher | ☐ Washer/Dryer | ☒ Wall A/C | ☐ Furnished |
| ☒ Stove | ☐ Balcony/Patio | ☐ Fireplace | ☐ Utilities Paid |

OTHER AMENITIES

- | | | | |
|--|---|-------------------------------------|-----------------------------------|
| ☒ Pool | ☒ Secured Parking | ☐ BBQ Area | ☐ Elevator |
| ☐ Spa | ☐ Secured | ☐ Playground | ☐ Sundeck |
| ☒ Fitness Center | ☒ Laundry | ☐ Clubhouse | ☐ Sauna |

Investment Highlights

- Affordable Co-Op Located in a Gated Community
- Great Amenities Including a Pool, Fitness Center, & On-Site Laundry
- Very Quiet Area with a Beautiful Grassy Courtyard
- Low HOA Dues Cover Monthly Expenses Including Water & Trash
- Includes Secured Parking Space & Storage
- Great North Hollywood Location
- Completely Renovated Including New Appliances, Laminate Floors, Paint, & Bathroom Remodel



MICHAEL PESCI, SENIOR INVESTMENT ASSOCIATE AND JAMES ANTONUCCI, ASSOCIATE

550 SOUTH HOPE STREET, SUITE 500 LOS ANGELES, CA 90071 PH (213) 817-1000 x104 FAX (213) 623-4433

Co-Op on Coldwater Canyon Ave

Photos (continued)



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Aerial Map



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