



SOUTH PARK GROUP

\$7,000,000



FOR SALE

PROPOSED 29-UNIT APARTMENT PROJECT
1282 N. FAIRFAX AVE., WEST HOLLYWOOD, CA 90046

1282 N. Fairfax Avenue
West Hollywood, CA 90046

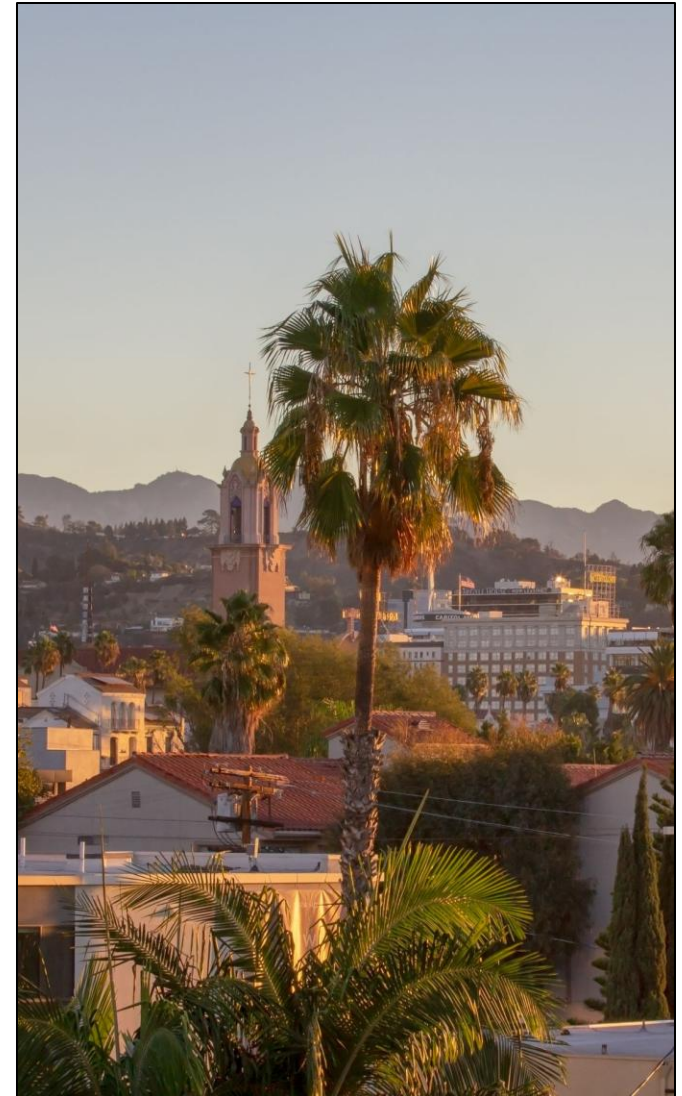
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Jack Ravan
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LISTING DETAILS

1282 N. Fairfax Avenue, West Hollywood, CA 90046

Offering Price	\$7,000,000
Entitlement Status	Fully Entitled & Permitted
Lot Area	17,588 SF
Price/SF (Lot)	\$398
Existing Commercial Area (Church)	13,456 SF
Year Built (Church)	1924
Proposed New Building Area	23,096 SF
Proposed Residential Units	29 Units
Proposed Market Rate Units	24 Units
Affordable Unit Income Breakdown	2 Very Low, 3 Moderate
Unit Breakdown	(18) Studios, (11) 1-Beds
Sub-Market	West Hollywood
Zoning	R4B
APN	5530-001-001



THE OFFERING

Positioned on a signalized corner at Fairfax and Fountain Avenue, this rare offering delivers a fully entitled, shovel-ready redevelopment in one of West Hollywood's most dynamic submarkets. The centerpiece is the historic 1924 Crescent Heights Methodist Episcopal Church, a Spanish Colonial Revival landmark by architect Harry L. Pierce, slated for adaptive reuse into approximately 13,456 square feet of distinctive creative office space — preserving the character and architectural pedigree that make this asset one of a kind while delivering modern, open-plan functionality.

Adjacent to the historic structure, the offering includes approved permits and entitlements for a brand-new 29-unit apartment building, capturing strong rental demand in a supply-constrained, transit-friendly pocket of West Hollywood.

Together, these two components create a compelling value-add and ground-up development play: an irreplaceable historic asset paired with new residential density, both ready to break ground. With entitlements secured and plans in hand, this is a turnkey opportunity for a developer or investor to capture near-term upside in a premier Los Angeles submarket.



Buyer to investigate and verify all information related to the bed/bath count, square footage, permits, rent control, and potential uses

PROJECT RENDERINGS



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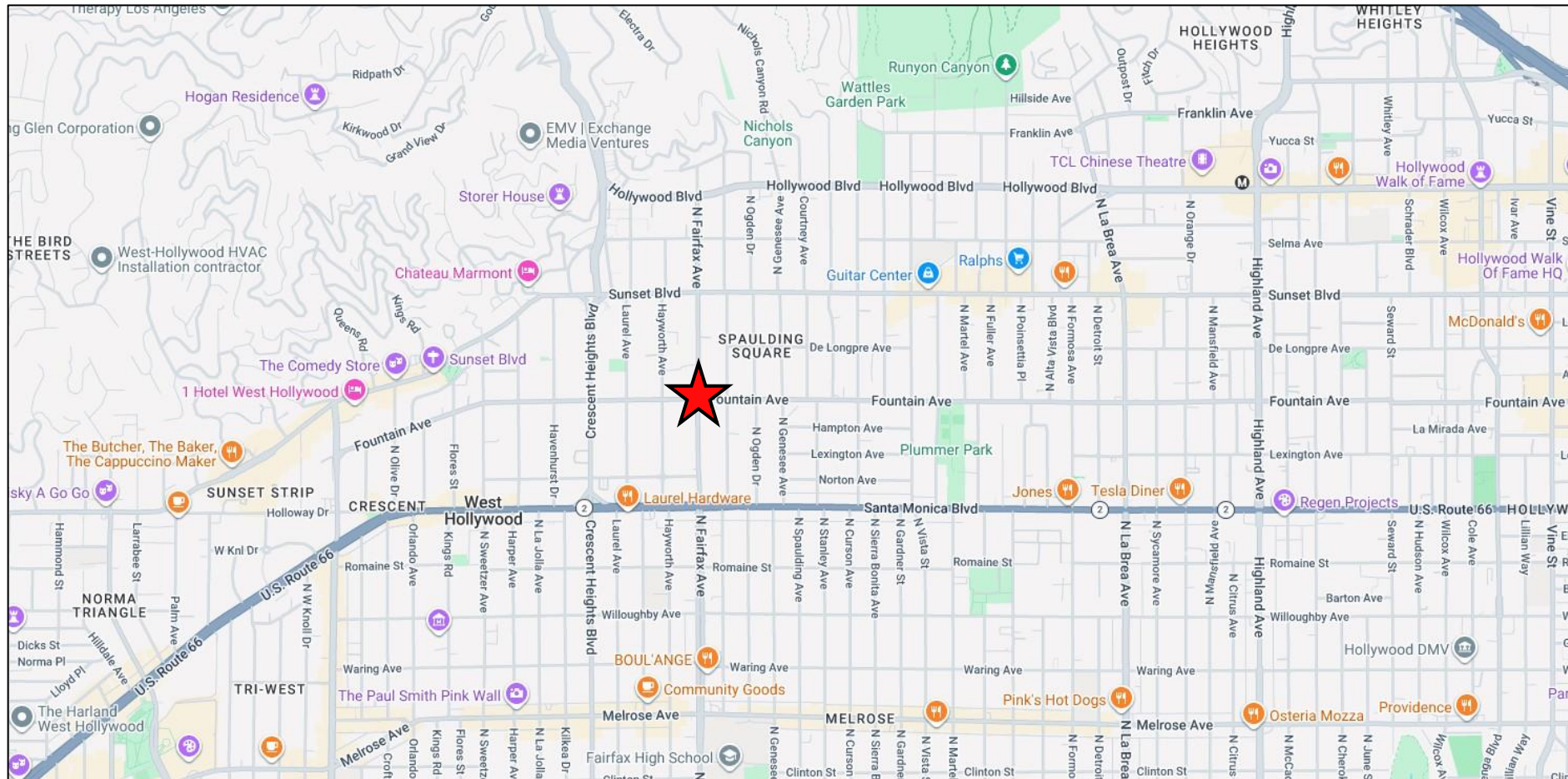
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NEIGHBORHOOD OVERVIEW



Google Maps

SATELLITE VIEW





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