DUPLEX · TWO UNITS

A Beverly Hills Opportunity

423 South Palm Drive, Beverly Hills, CA 90212

APN # 4332-001-005

OFFERED AT

$2,975,000

UNITS	BUILDING — PER ASSESSOR	LAND — PER ASSESSOR
2	4,345 SF approximate	6,075 SF approximate

The Buyer, Buyer's Broker, and Buyer's Agent are advised to perform their own diligence, and independently inspect and verify all aspects, features, and information pertaining to the subject property, including, but not limited to, any measurements, property conditions, rents, structural, zoning, permitting, and development requirements. Photos of the subject property were taken at different times, and what appears in the photos may vary to what appears today. The Seller's Broker is one of the Seller's Co-Listing Agents. Both of the Seller's Co-Listing Agents are related to each other. Both of the Seller's Co-Listing Agents are related to the owners of the property's ownership entity. One of the Seller's Co-Listing Agents has a financial interest in the property's ownership entity. Please do not disturb the tenant.

OFFERED AT $2,975,000

Current Income

Upper unit (425)	**VACANT**
Lower unit (423) — occupied	**$4,400 /mo**

Don't miss this opportunity!

Showings by appointment only

Michael Keen Stark, Broker · DRE #01207862

(714) 747-7615

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"Opportunity is often one connection away."