

\$14,000,000 - 1920 Robertson Boulevard, Los Angeles

MLS® #23278819

\$14,000,000

3 Bedroom, 3.00 Bathroom, 21,997 sqft
Residential Income on 1 Acres

N/A, Los Angeles,

The "Robertson Opportunity" located on 1916-1920 S Robertson Blvd presents an investor the opportunity to acquire 21,997 SF of improvements formerly licensed as an ARF. The property is fully vacant, situated on a 24,384 LAR3 lot in the WLA community of Pico-Robertson. The improvements were last used as a licensed, 100 bed, Adult Residential Facility. The improvements include a commercial kitchen area, commissary, employee lounge, administrative office, laundry, equipment and storage rooms. The property no longer holds the license to operate as an ARF, but a new owner may be able to acquire a new license. City records indicate that the two properties were originally configured as a total of 32 units. A new owner may potentially be able to return the property back to the 32-unit apartments. There are several storage and garage like areas not currently allocated to residential use, making for plenty of opportunity to add ADU's within the existing structures. Alternatively, one has the potential to build a new multifamily development on the large 24,384 SF lot. By using a variety of potential density bonus incentives, one may be able to build between 30 to 88 new units. In total, due to the tremendous opportunity to add value through renovation or new development, this asset represents a compelling opportunity for investors who are motivated to add value through renovation and/or development. Please view the OM attached for more



information!

Built in 1954

Essential Information

MLS® #	23278819
Price	\$14,000,000
Bedrooms	3
Bathrooms	3.00
Square Footage	21,997
Acres	0.56
Year Built	1954
Type	Residential Income
Style	Mid-Century Modern
Status	Closed
Listing Agent	Scott Rosenberg
Listing Office	Kidder Mathews of California, Inc.

Community Information

Address	1920 Robertson Boulevard
Area	C09 - Beverlywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

Amenities

Parking Spaces	20
Parking	Gated
Garages	Gated
View	Courtyard
Pool	None
Security	Fire Sprinkler System, Gated Community

Interior

Heating	Natural Gas
Cooling	Wall/Window Unit(s)
# of Stories	2

Stories Two

Additional Information

Date Listed June 1st, 2023
Days on Market 414
Zoning LAR3
Short Sale N
RE / Bank Owned N

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