

# **\$3,995,000 - 11340 National Boulevard, Los Angeles**

MLS® #24369447

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## **\$3,995,000**

19 Bedroom, 13.00 Bathroom, 11,112 sqft  
Residential Income on 0 Acres

N/A, Los Angeles,

Prime Mar Vista location and excellent value-add opportunity offered at 11340 National Blvd.! This 11-unit Mar Vista multifamily asset offers savvy investors significant upside potential through its unique layout and below-market rents. At least 2 units will be delivered updated & vacant, a major advantage in rent-controlled Los Angeles. Bring your expertise to unlock immense value by increasing rents to market rates. With an ideal mix of 1 one-bedroom, 2 one-bedroom + den, 6 two-bedrooms & 2 two-bedroom plus den. This boutique 11,112 sq ft building includes desirable amenities like on site parking/laundry and sits on an 8,382 sq. ft. lot. The prime Mar Vista location provides walkable access to restaurants, shopping, entertainment, and quick freeway access and is zoned for the coveted Mar Vista Elementary School. LA's strong multifamily fundamentals, with rising population and shrinking household sizes, further enhance the opportunity. Don't miss this rare chance to acquire an underperforming property primed for optimization to its full potential. Bring your vision to unlock immense upside in the heart of desirable Mar Vista! This is a brilliant opportunity for a savvy investor to acquire an ultra-prime west side location with significant value-add potential. Currently 2 units will be delivered vacant at the close of escrow. All units are separately metered for gas & electric. Laundry Income is approx. \$1,600/year.



Built in 1969

Essential Information

MLS® #	24369447
Price	\$3,995,000
Bedrooms	19
Bathrooms	13.00
Square Footage	11,112
Acres	0.19
Year Built	1969
Type	Residential Income
Status	Closed
Listing Agent	Heather Shawver
Listing Office	Compass

Community Information

Address	11340 National Boulevard
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

Amenities

Parking Spaces	11
Parking	Attached Carport, Controlled Entrance, Community Structure
Garages	Attached Carport, Controlled Entrance, Community Structure

Interior

Appliances	Dishwasher, Refrigerator
Heating	Wall Furnace
# of Stories	2
Stories	One

Additional Information

Date Listed	March 15th, 2024
Days on Market	43
Zoning	LAR3
Short Sale	N

RE / Bank Owned    N

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