

# \$6,995,000 - 10965 Rochester Avenue, Los Angeles

MLS® #24448141

## \$6,995,000

1 Bedroom, 2.00 Bathroom, 13,755 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Prime Westwood rarely traded 18-unit trophy apartment building offered for sale for the 1st time in over 40 years. Property is located 3 blocks south of Wilshire Blvd and just west of Westwood Blvd. Well maintained asset with 13 out of 18 units renovated and 4 units to be delivered vacant at closing. Good unit mix of 15 spacious 1 bedroom units and 3 studios. Property features underground gated parking with 18 spots, elevator, formal lobby, controlled intercom access, trash chute on each floor and a laundry room with machines owned by the Seller. Priced at only \$388,611/unit, \$508/S.F., 4% CAP and 15.08 GRM with current rents. Priced at 11.9 GRM and 5.6% CAP with rents at market (buyer to confirm).

Built in 1971

## Essential Information

MLS® #	24448141
Price	\$6,995,000
Bedrooms	1
Bathrooms	2.00
Square Footage	13,755
Acres	0.18
Year Built	1971
Type	Residential Income
Status	Closed
Listing Agent	Ramin Gheitanchi



Listing Office Keller Williams Beverly Hills

## Community Information

Address 10965 Rochester Avenue  
Area C05 - Westwood - Century City  
Subdivision N/A  
City Los Angeles  
County Los Angeles  
Zip Code 90024

## Amenities

Parking Spaces 18  
Parking Controlled Entrance, Community Structure  
Garages Controlled Entrance, Community Structure  
Security Security Gate

## Interior

Heating Electric  
Cooling Wall/Window Unit(s)  
# of Stories 3  
Stories Three Or More

## Additional Information

Date Listed October 2nd, 2024  
Days on Market 54  
Zoning LAR4  
Short Sale N  
RE / Bank Owned N

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