

\$1,395,000 - 12007 Sylvester Street, Los Angeles

MLS® #24468485

\$1,395,000

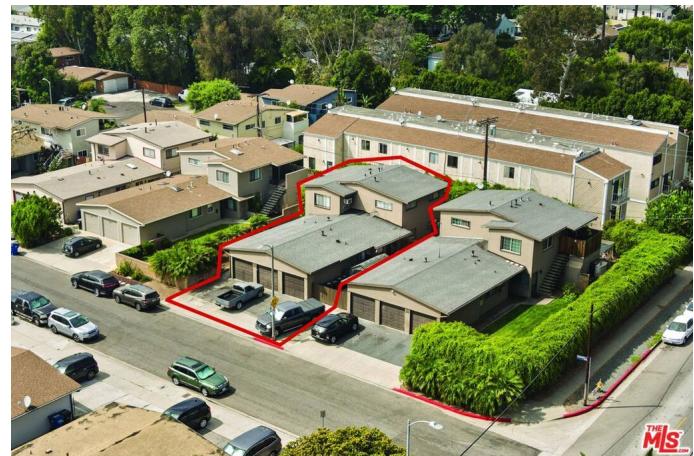
5 Bedroom, 3.00 Bathroom, 2,441 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

12007 Sylvester presents a prime real estate opportunity in the heart of Mar Vista, located two building in from the corner of Sylvester Street and Inglewood Blvd. This triplex located on a cul-de-sac features two 2-bedroom, 1-bath units and one 1-bedroom, 1-bath unit. Each unit is complemented by private outdoor spaces, including patios for the ground-floor units and a balcony for the second-story unit. The property also includes separate one-car garages, with additional parking available in front of each garage. Value-Add Opportunities

- Rental Upside: The property is 100% occupied when a unit vacates rent can be adjusted to market rate. currently the rents at approximately 50% below market. With the ability to add an ADU unit, presents a strong income growth opportunity. Owner-Occupancy Potential: Ideal for buyers looking to occupy one unit while benefiting from rental income from the others. Development Possibilities: Zoned LARD3, the property offers multiple paths for redevelopment. For those looking to expand further, the two adjacent triplexes (12001 and 12013 Sylvester) are also available for sale for \$266/SF, enabling a combined 16,500-square-foot lot development. By right, this assemblage could yield 20 units, or up to 28 units with bonus density (buyer to verify with the City of Los Angeles). Conveniently located near Culver City, this property offers easy access to dining and entertainment on Washington Blvd and the vibrant Mar Vista Farmers Market on Grandview. Don't miss the



chance to invest in one of West LA's most desirable neighborhoods.

Built in 1954

Essential Information

MLS® #	24468485
Price	\$1,395,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,441
Acres	0.13
Year Built	1954
Type	Residential Income
Status	Closed
Listing Agent	D. Timothy Byrne
Listing Office	Compass

Community Information

Address	12007 Sylvester Street
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	3
Parking	Door-Multi, Garage
# of Garages	3
Garages	Door-Multi, Garage

Interior

Heating	Wall Furnace
Cooling	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	December 2nd, 2024
Days on Market	39
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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