

# **\$4,995,000 - 11933 Gorham Avenue, Los Angeles**

MLS® #24469321

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## **\$4,995,000**

5 Bedroom, 4.00 Bathroom, 8,192 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to offer for sale a generational multifamily investment opportunity at 11933 Gorham Avenue in the heart of LA's famed community of Brentwood. The mid-century gem boasts an ideal unit mix consisting of large 1 bedroom and 2 bedroom units. All of these units are spacious, have a terrific floor plan, and offer an abundance of natural light. Current ownership has invested significant capital into the properties and 6 out of the 10 units have been remodeled. The great unit mix includes (1) 2-bed, 2-bath with a private rooftop patio unit, (1) 2-bed, 1 bath unit, and (8) 1-bed, 1 bath units. This is a trophy asset in an undeniably attractive location that will surely pay long-term dividends to a savvy investor. Additional property features include on-site parking as well as an on-site laundry facility. There is also the opportunity to add ADUs (Buyer to verify). In close proximity to the high-end dining on San Vicente Blvd., this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.



Built in 1954

## **Essential Information**

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Price \$4,995,000

Bedrooms	5
Bathrooms	4.00
Square Footage	8,192
Acres	0.22
Year Built	1954
Type	Residential Income
Status	Closed
Listing Agent	Jonathan Taksa
Listing Office	Remax Commercial and Investment Realty

### Community Information

Address	11933 Gorham Avenue
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

### Amenities

Parking Spaces	10
Parking	Assigned
Garages	Assigned

### Interior

Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	2
Stories	Multi/Split

### Additional Information

Date Listed	December 4th, 2024
Days on Market	104
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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