

\$3,950,000 - 966 Sanborn Avenue, Los Angeles

MLS® #25479121

\$3,950,000

12 Bedroom, 9.00 Bathroom, 7,821 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

The offering is a brand-new, 2024-built townhome-style apartment building located in the highly sought-after neighborhood of Silver Lake, just steps from Sunset Junction.

Constructed with a Senate Bill 8 exemption, the property is not subject to the restrictive Los Angeles Rent Control measures, making it an attractive investment opportunity. The property features four meticulously designed units spanning a total of 7,819 square feet, with an ideal unit mix (1) 4-bedroom, 3.5-bathroom, (1) 3-bedroom, 2.5-bathroom, (1) 3-bedroom, 2-bathroom & (1) 2-bedroom, 2-bathroom unit. Each unit is thoughtfully crafted with private rooftop decks, offering stunning views of Silver Lake. The interiors are finished with hardwood floors, recessed lighting, stainless steel appliances, and in-unit washers and dryers, providing tenants with modern conveniences and luxurious living spaces. Offered at \$3,950,000, this turnkey investment opportunity delivers an immediate 5.53% CAP rate in one of Los Angeles' most desirable locations. The property has been built with exceptional attention to detail by one of Los Angeles' premier townhome developers, featuring custom home-level finishes that exude elegance and sophistication. Located just off Sunset Junction, the property boasts a Walk Score of 91, ensuring tenants have convenient access to some of the best dining, shopping, and entertainment options in Silver Lake. Nearby anchors include Erewhon, Silver Lake Farmer's Market, Bacari, Pine & Crane,



and Intelligentsia Coffee, among many others.
This is a rare opportunity to acquire a
high-performing, new-construction asset in a
premier Los Angeles location.

Built in 2024

Essential Information

MLS® #	25479121
Price	\$3,950,000
Bedrooms	12
Bathrooms	9.00
Square Footage	7,821
Acres	0.12
Year Built	2024
Type	Residential Income
Status	Closed
Listing Agent	Michael Monempour
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	966 Sanborn Avenue
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90029

Amenities

Parking Spaces	8
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Interior

Interior	Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Convection Oven, Dryer, Electric Cooktop, Washer
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

Additional Information

Date Listed	January 9th, 2025
Days on Market	25
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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