

# **\$2,600,000 - 1212 37th Drive # 1, Los Angeles**

MLS® #25487457

**\$2,600,000**

16 Bedroom, 16.00 Bathroom, 6,000 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

This modern triplex, built in 2019, is a prime investment opportunity near the University of Southern California, making it an ideal choice for USC student housing. With 6,000 sq. ft. of rentable area situated on a 7,519 sq. ft. lot, the property offers ample space and on-site parking. The fully gated and secured building provides peace of mind while ensuring privacy and safety for tenants. Its location is unbeatable, with easy access to USC and a variety of nearby amenities, from dining and entertainment to shops and public transport. The triplex features three spacious units, including a 4-bedroom, 4-bathroom unit (Occupied with USC students) and a 5-bedroom, 5-bathroom unit (Occupied by USC Students), both located on the second floor. The ground floor boasts a large 4-bedroom, 4-bathroom unit, which offers the unique opportunity to expand with the addition of three more bedrooms and bathrooms (Unit to be delivered vacant). This property offers incredible potential in the USC student housing market.



Built in 2019

## **Essential Information**

MLS® #	25487457
Price	\$2,600,000
Bedrooms	16
Bathrooms	16.00

Square Footage	6,000
Acres	0.17
Year Built	2019
Type	Residential Income
Status	Closed
Listing Agent	Michael R. Fukushima
Listing Office	KW SELA

## Community Information

Address	1212 37th Drive # 1
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90007

## Amenities

Parking Spaces	5
Parking	None
Garages	None

## Interior

Heating	None
Cooling	None
# of Stories	2
Stories	Multi/Split

## Additional Information

Date Listed	January 20th, 2025
Days on Market	79
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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