

# \$699,000 - 8740 La Salle Avenue, Los Angeles

MLS® #25489461

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**\$699,000**

2 Bedroom, 1.00 Bathroom, 1,213 sqft

Residential on 0 Acres

N/A, Los Angeles,

PERFECT FOR BUYERS OR INVESTORS INTERESTED IN a rare opportunity to own a property with dual income potential. Located in a peaceful neighborhood, this Single Family Residence is less than 5 minutes' drive from SoFi Stadium, The Kia Forum, Intuit Dome (home of the L.A. Clippers), and Hollywood Park Arts and Entertainment Complex. This stunning residence is move-in ready, spacious, and aesthetically pleasing to the eye. It features a covered porch, hardwood floors, exquisite recessed lighting, and an open and bright living and dining area. This home features 2 bedrooms, 1 full bathroom, 2-car garage, and massive land large enough to seamlessly expand your living space by adding extra rooms onto the existing home. The backyard is lined with a lemon tree, an avocado tree, and plenty of space for you to try out your green thumb in a huge garden area, as well as a detached (unpermitted) Junior Accessory Dwelling Unit (JADU). This detached (unpermitted) Junior Accessory Dwelling Unit (JADU) offers a unique opportunity for you to unlock the potential of Los Angeles living with this LAR1 zoned property by building another Accessory Dwelling Unit (ADU), creating valuable additional income streams while expanding your living space in a prime location within Los Angeles County. This property offers the perfect blend of tranquility and accessibility. Less than five miles east of LAX International Airport and about 11 miles southwest of



Downtown Los Angeles. This Los Angeles property boasts a prime location near the Pacific Coast, convenient to several beaches and parks. The beautiful home is surrounded by four major freeways: Interstates 405, 105, 110, and 10, and the newly renovated Metro Rail, which all afford residents simple travels and commutes. Don't miss this exceptional opportunity to personalize this charming home in one of Los Angeles County's most desirable neighborhoods. Priced to sell, this must-see home offers endless possibilities. Welcome home!

Built in 1925

**Essential Information**

MLS® #	25489461
Price	\$699,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,213
Acres	0.16
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Vernall Ritchey
Listing Office	Vernall Ritchey

**Community Information**

Address	8740 La Salle Avenue
Area	C36 - Metropolitan Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90047

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Concrete, Door-Multi
# of Garages	4
Garages	Driveway, Garage, Concrete, Door-Multi
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard
Construction	Stucco
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Storage, Crown Molding
Appliances	Dishwasher, Disposal, Gas Oven, Dryer, Washer, Gas Cooktop, Refrigerator
Heating	Fireplace(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 7th, 2025
Days on Market	4
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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