

\$1,100,000 - 1714 7th Avenue, Los Angeles

MLS® #25497245

\$1,100,000

3 Bedroom, 2.00 Bathroom, 3,018 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Located in the highly sought-after Arlington Heights area of Los Angeles, this property sits in a strong rental market, offering an easy-to-manage building with incredible potential. This exceptional investment opportunity boasts a stabilized 5% Cap Rate and nearly 55% rental upside ideal for the savvy investor seeking long-term growth. All units are separately metered for water, gas, and electricity, ensuring low operating expenses. The property includes ample parking with 6 spaces (1 per unit) and the potential to add ADUs. Recent improvements include a retrofitted balcony with an approved staircase, newly paved driveway and parking area, and a roof upgrade in 2021. A prime opportunity for those looking to maximize returns in an up-and-coming neighborhood of Los Angeles.

Built in 1949

Essential Information

MLS® #	25497245
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Square Footage	3,018
Acres	0.17
Year Built	1949
Type	Residential Income



Status	Closed
Listing Agent	Jesse Stamps
Listing Office	Keller Williams Beverly Hills

Community Information

Address	1714 7th Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

Amenities

Parking Spaces	6
Parking	Assigned, Private
Garages	Assigned, Private

Interior

Appliances	Refrigerator
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	2
Stories	Two

Additional Information

Date Listed	February 10th, 2025
Days on Market	14
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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