

\$1,100,000 - 140 Avenue 58, Los Angeles

MLS® #25499913

\$1,100,000

7 Bedroom, 5.00 Bathroom, 3,384 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Rare Sale of a 100% Vacant, Value-Add Triplex in Prime Highland Park! Less than a block from Figueroa & all the hotspots that make Highland Park one of the most vibey neighborhoods in Northeast LA. Final unit mix after remodel and ADU construction could be: a 3Br+2Ba 1,086 SF unit, a 3Br+2Ba 1,152 SF unit, a 1Br+1Ba 612 SF unit, and a rear detached two story ADU 3Br+3Ba and 1,180 SF. Potential future income is appx \$14,000 per month! WOW! The 1Br+1Ba has already been fully renovated. RTI permits to remodel 2 units in front, plus approved plans to build a rear 1,100 SF ADU will transfer with the sale (value of over \$100,000!) RTI Permits means Ready To Issue - after escrow is closed the Buyer just pays the permit fees and begins construction immediately! A huge value! This property would make an ideal TIC conversion, owner-user property, or stabilized cash flowing investment once renovated. Full marketing package available upon request.



Built in 1909

Essential Information

MLS® #	25499913
Price	\$1,100,000
Bedrooms	7
Bathrooms	5.00
Square Footage	3,384
Acres	0.16

Year Built	1909
Type	Residential Income
Style	Craftsman
Status	Closed
Listing Agent	Dana Coronado
Listing Office	Compass

Community Information

Address	140 Avenue 58
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

Amenities

Parking Spaces	5
Parking	Concrete
Garages	Concrete
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

Exterior

Exterior	Frame, Wood Siding
Lot Description	Rectangular Lot
Roof	Composition, Shingle
Construction	Frame, Wood Siding
Foundation	Raised

Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s)
Appliances	Dryer, Washer, Gas Oven
Fireplaces	None
# of Stories	2
Stories	Multi/Split

School Information

District Los Angeles Unified

Additional Information

Date Listed February 18th, 2025
Days on Market 126
Zoning LARD1.5
Short Sale N
RE / Bank Owned N

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