

# \$2,500,000 - 15461 Moorpark Street, Sherman Oaks

MLS® #25502365

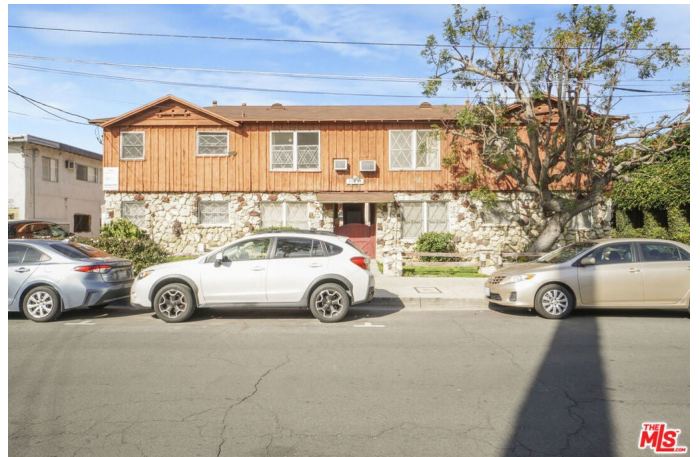
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## \$2,500,000

1 Bedroom, 2.00 Bathroom, 8,447 sqft  
Residential Income on 0 Acres

N/A, Sherman Oaks,

\* Also being offered with 15445 Moorpark St (8 Units across the Street)- Can Sold Together or Seperate - The Offering is an attractive value-add investment property located in Prime Sherman Oaks, adjacent to Encino, Tarzana and Studio City. The property is situated in one of the trendiest neighborhoods in the San Fernando Valley, located just North of Ventura Boulevard and West of the 405 Freeway. Tenants are within close walking distance to Ventura Boulevard where there is a plethora of fine dining, shopping, and entertainment options. This is a fantastic opportunity for a savvy investor to acquire an ultra-prime Valley Location with significant value-add potential. One unit will be delivered at the close of escrow!\* There is an excellent unit mix consisting of Ten (10) - 1 Bedroom / 1 Bathroom & Two (2) - Studio Units which are very desirable for today's rental market. All units are separately metered for Gas and Electric. The soft-story retrofit was completed in 2019; buyer to verify. These Valuable Assets are available for Sale for the first time in 20+ Years!



Built in 1957

## Essential Information

MLS® #	25502365
Price	\$2,500,000
Bedrooms	1

Bathrooms	2.00
Square Footage	8,447
Acres	0.26
Year Built	1957
Type	Residential Income
Status	Closed
Listing Agent	Michael Monempour
Listing Office	Lyon Stahl Investment Real Estate, Inc.

### **Community Information**

Address	15461 Moorpark Street
Area	ENC - Encino
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

### **Amenities**

Parking Spaces	12
Parking	Driveway Down Slope From Street, Attached Carport
Garages	Driveway Down Slope From Street, Attached Carport

### **Interior**

Heating	None
Cooling	None
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	25
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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