

# \$3,495,000 - 4712 17th Street, Los Angeles

MLS® #25503083

**\$3,495,000**

16 Bedroom, 14.00 Bathroom, 7,529 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

FULLY STABILIZED | CASH FLOWING | 4% RENT INCREASE DUE OR UP COMING SOON | 4 INDIVIDUALLY METERED UNITS | INCREDIBLE 360 HILLTOP VIEWS | ROOFTOP DECK | 14 BEDROOMS + 2 DENS / FLEX SPACE that could be used as a small bedroom and private patio/backyard + 14 bathrooms| GREAT FOR 1031 EXCHANGE. Discover an exceptional investment opportunity with this newly constructed, modern property located at 4712 W 17th St, Los Angeles, CA 90019.

Completed in Q4 2023, this sleek contemporary complex presents 4 three-story townhome-style apartments, offering a total of 7,529 of gross building SF on a generous 7,000 SF lot that sits on a hilltop providing incredible sweeping 360 views of the city that tenants enjoy from their rooftop deck or balconies. At only 4 units, this property qualifies for residential financing making it easier to secure a loan than commercial properties. The property is fully stabilized by quality tenants generating high cash flow and minimal expenses. It boasts a total of 14 ensuite bedrooms + 2 Dens distributed across the four units which are individually metered for utilities, providing a mix of one 5-bedroom unit with a large private rooftop deck, Private Patio and 2 Primary bedrooms, and three 3-bedroom units to cater to diverse renter demographics. Two of the 3-bedroom units have dens that can be utilized as a fourth bedroom. Each unit features an elegant and



timeless design, showcasing a neutral color palette complemented by striking marble and wood finishes, creating a luxurious and sophisticated ambiance. Situated in the heart of Mid-City, Los Angeles, boasts a prime location that effortlessly combines historical charm with modern convenience. The surrounding neighborhood features tree-lined streets, classic architecture, and a vibrant, diverse community, creating a welcoming atmosphere. Its central location provides easy access to major Los Angeles destinations, including Downtown LA, Culver City, and the Westside, via major thoroughfares such as Venice Blvd., Pico Blvd., La Brea Ave., and the 10 Freeway. Residents are close to a wide array of local shops, cafes, restaurants, cultural attractions, and entertainment, making Mid-City a perfect location for those seeking a balanced and dynamic urban lifestyle. This premier investment property in a highly desirable Los Angeles neighborhood boasts modern design, high-quality finishes, and an ideal location. Contact us today to schedule a tour.

Built in 2023

## Essential Information

MLS® #	25503083
Price	\$3,495,000
Bedrooms	16
Bathrooms	14.00
Square Footage	7,529
Acres	0.16
Year Built	2023
Type	Residential Income
Status	Closed
Listing Agent	Yohann Bensimon
Listing Office	Keller Williams Hollywood Hills

## Community Information

Address	4712 17th Street
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

## Amenities

Parking Spaces	8
Parking	Driveway, Assigned, Covered, Door-Multi, Garage, Paved, Uncovered
Garages	Driveway, Assigned, Covered, Door-Multi, Garage, Paved, Uncovered
Security	Gated Community

## Interior

Appliances	Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
# of Stories	3
Stories	Three Or More

## Additional Information

Date Listed	February 27th, 2025
Days on Market	44
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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