

# \$2,300,000 - 3608 Mentone Avenue, Los Angeles

MLS® #25503151

**\$2,300,000**

15 Bedroom, 11.00 Bathroom, 7,782 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Prime 9-Unit Investment Opportunity in the Heart of Palms. Situated in a highly desirable multi-family location near Culver City, the Metro light-rail line, and Sony Studios, this nine-unit building offers an excellent investment opportunity. Built in 1957, the 7,700+ sq. ft. two-story property was seismically retrofitted in 2018. The building features a diverse unit mix: Three 1-bed/1-bath units, Two 2-bed/1-bath units, Four 2-bed/2-bath units. Units boast spacious layouts, wall heaters, and select window AC units. The property also includes copper plumbing and 14 parking spaces, ensuring ample tenant parking. Each unit is separately metered for gas and electricity. This is a trust sale, but court confirmation is not required.



Built in 1957

## Essential Information

MLS® #	25503151
Price	\$2,300,000
Bedrooms	15
Bathrooms	11.00
Square Footage	7,782
Acres	0.17
Year Built	1957
Type	Residential Income
Status	Closed
Listing Agent	Daniel John Cavanaugh

Listing Office Cavanaugh Realtors

## Community Information

Address	3608 Mentone Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

## Amenities

Parking Spaces	14
Parking	Carport
Garages	Carport

## Interior

Heating	Wall Furnace
# of Stories	2
Stories	Two

## Additional Information

Date Listed	February 25th, 2025
Days on Market	20
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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