

\$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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