

# **\$1,050,000 - 300 55th Street, Los Angeles**

MLS® #25506811

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## **\$1,050,000**

8 Bedroom, 7.00 Bathroom, 4,222 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

This exceptional investment opportunity offers an impressive 8.70% cap rate with one unit delivered vacant, making this a turnkey, high-yield asset in one of Los Angeles's most dynamic rental markets. Located at 300 E. 55th St., Los Angeles, this professionally managed and well-maintained property features seven individually metered units for gas and electricity, allowing tenants to cover their utilities. The property has two (2) separate structures located on a corner parcel in 4,222 square feet of livable space on a 5,850 square foot lot. The unit mix consists of six 1 bed +1 bath units and one 2 bed +1 bath unit. Recent upgrades to the property include newer individual water heaters in each unit. Building amenities include secured entry and on-site parking with three (3) single car garages and four (4) uncovered spaces. Conveniently positioned near major employment hubs, this property provides tenants with easy access to Los Angeles International Airport (LAX), Downtown LA, the West Side, and the South Bay, making it an attractive option for working professionals. Additionally, it's close to some of LA's top attractions, including SoFi Stadium, USC, BMO Stadium, LA Memorial Coliseum, Exposition Park, the Lucas Museum of Narrative Art, the Natural History Museum, the California Science Center, and the Kia Forum within a short commute. Residents also benefit from excellent transportation options, with quick access to major freeways such as the



I-110, I-5, and I-405, as well as public transit options just minutes away, providing seamless connectivity throughout Greater Los Angeles and the South Bay. This property offers strong cash flow, with a 56% upside, and an unbeatable location, making it a prime addition to any savvy investor's portfolio.

Built in 1950

**Essential Information**

MLS® #	25506811
Price	\$1,050,000
Bedrooms	8
Bathrooms	7.00
Square Footage	4,222
Acres	0.13
Year Built	1950
Type	Residential Income
Style	Contemporary
Status	Closed
Listing Agent	Danny Mahelka
Listing Office	Coldwell Banker Realty

**Community Information**

Address	300 55th Street
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

**Amenities**

Parking Spaces	7
Parking	Assigned
Garages	Assigned
Pool	None

**Interior**

Appliances	Refrigerator, Disposal
Cooling	None
# of Stories	2
Stories	One

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	1
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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