

# **\$730,000 - 4504 Menlo Avenue # 4504, Los Angeles**

MLS® #25508477

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## **\$730,000**

2 Bedroom, 1.00 Bathroom, 1,560 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Located in the heart of Los Angeles, just minutes from USC and the upcoming World Cup (2026) and Olympic Games (2028) venues, this fully remodeled duplex zoned LARD3 presents an unparalleled opportunity for investors and owner-occupants alike. Whether you're looking to generate strong rental income or establish a beautiful primary residence with additional revenue potential, this property offers endless possibilities. Featuring two vacant and move-in-ready units, each offering 2 spacious bedrooms and 1 stylishly updated bathroom, this duplex has been meticulously renovated to combine modern elegance with practical functionality. A detached garage offers the perfect ADU opportunity, allowing you to further maximize rental potential in this high-demand location. No detail has been overlooked in this top-to-bottom transformation, ensuring turnkey ownership with peace of mind: Brand-new plumbing & electrical systems for worry-free maintenance. New roof for long-term durability. Sleek laminate flooring throughout for a modern touch. Energy-efficient windows for enhanced comfort & cost savings. Fresh interior & exterior paint creating a bright, inviting atmosphere. Beyond the impeccable interiors, the private backyard offers a serene space for relaxation and entertaining. Situated in a growing neighborhood with easy access to public transit, shopping, dining, and entertainment, this duplex is positioned for long-term value appreciation. Whether you



choose to live in one unit and rent the other or lease both for maximum cash flow, this property is a rare find in an area primed for growth. With major international events coming to Los Angeles, rental demand is set to skyrocket. Don't miss your chance to invest in a city on the rise! Priced to sell - Act now before it's gone!

Built in 1932

**Essential Information**

MLS® #	25508477
Price	\$730,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,560
Acres	0.06
Year Built	1932
Type	Residential Income
Status	Closed
Listing Agent	Obie Nwabuzor
Listing Office	Pacific Playa Realty

**Community Information**

Address	4504 Menlo Avenue # 4504
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90037

**Amenities**

Parking Spaces	1
Parking	Door-Single, Driveway, Garage
Garages	Door-Single, Driveway, Garage

**Exterior**

Exterior	Stucco
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Lot Description	Back Yard, Front Yard
Windows	Double Pane Windows
Construction	Stucco

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s)
Appliances	Gas Cooktop, Microwave
Heating	Wall Furnace
# of Stories	1
Stories	Two

## Additional Information

Date Listed	March 7th, 2025
Days on Market	39
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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