

# **\$2,200,000 - 12222 Exposition Boulevard, Los Angeles**

MLS® #25509243

**\$2,200,000**

3 Bedroom, 1.00 Bathroom,  
Residential on 0 Acres

N/A, Los Angeles,

**UNDER CONTRACT/ACCEPTING BACKUP OFFERS.** As an SFR, 12222 Exposition is a Charming, well maintained, 3/1 house, in a prime location. **DEVELOPERS:** 96-103 units (ed-1)\*, 24 units TOC or 12 by right\* Two contiguous Lots, seller prefers to sell together, 2200 Wellesley (APN 4259-030-007) and 12222 Exposition (APN 4259-030-006), right at Pico/Bundy, across from the Expo line. A hundred plus units would be a stones throw from the Expo-Bundy train stop for commuters, students, travelers, in the active creative business area. Less than 2 short blocks from Gelsons, yoga, or coffee in the busy WESTEDGE retail area. TWO Trader Joes to decide from, within a mile! Down Pico Blvd in this section, the restaurants and bars are abuzz. Easily explore Santa Monica, Culver City, Koreatown, Downtown with a quick hop on the train, or ride it a few miles straight to the beach. Do not disturb occupants/drive by only. Can be delivered vacant. \*Feasibility study obtained by Seller's agent from third party. Seller, Sellers Brokers, Sellers Agents, make no warranties as to the correctness of said information. Buyer to do own due diligence



Built in 1947

## **Essential Information**

MLS® # 25509243

Price \$2,200,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Richard Evans
Listing Office	Keller Williams Larchmont

## Community Information

Address	12222 Exposition Boulevard
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

## Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	City Lights
Pool	None

## Interior

Interior	Wood
Appliances	Dishwasher, Dryer
Cooling	None
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 10th, 2025
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Zoning                    LAR1

Short Sale                N

RE / Bank Owned        N

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