

# **\$1,598,000 - 4777 San Vicente Boulevard, Los Angeles**

MLS® #25509661

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## **\$1,598,000**

8 Bedroom, 8.00 Bathroom, 5,540 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

The property for sale is a 8-unit apartment complex located at 4777 San Vicente Boulevard, Los Angeles CA 90019. The subject property is located just west of Pico Boulevard and east of La Brea Avenue on San Vicente Boulevard. The 5,540 square foot two story apartment was built in 1954 and is situated over a 5,620 square foot lot that is zoned LAR3. The eight-unit apartment consists entirely of 1 bedroom / 1 bathroom units. There are five on-site parking spots located at the back of the property that has convenient accessibility through the alley. The property has approximately 35% remaining rental upside through unit renovations. A savvy investor can also take advantage of higher potential rents by renting to Section 8 tenants which pay higher than current market rents for Mid-City 90019 zip code. The Housing Authority of the City of Los Angeles (HACLA) voucher payment standards pays up to \$2,340 for 1 bedroom units. There are multiple developments that are currently underway in Mid-City and in planning stages. Mid-City is centrally located, offering unparalleled convenience in one of LA's most desirable areas. The property is within walking distance to a number of restaurants, cafes, bars, grocery stores, shopping centers and spiritual centers. Mid-City is a diverse community that is being gentrified in a quiet neighborhood in the center of Los Angeles. The sub-market witnessed a relatively strong renter demand for 490 units during the past 12



months, compared to the five-year average annual renter demand for 370 units.

Built in 1954

**Essential Information**

MLS® #	25509661
Price	\$1,598,000
Bedrooms	8
Bathrooms	8.00
Square Footage	5,540
Acres	0.13
Year Built	1954
Type	Residential Income
Status	Closed
Listing Agent	Meir Frydman
Listing Office	Keller Williams Los Angeles

**Community Information**

Address	4777 San Vicente Boulevard
Area	C18 - Hancock Park-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

**Amenities**

Parking Spaces	5
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**Exterior**

Foundation	Raised
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**Interior**

Stories	Two
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**Additional Information**

Date Listed	March 10th, 2025
Days on Market	66
Zoning	LAR3

Short Sale                    N

RE / Bank Owned        N

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