

# **\$4,750,000 - 526 Union Drive, Los Angeles**

MLS® #25517357

**\$4,750,000**

1 Bedroom, 2.00 Bathroom, 32,001 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present 526 Union Dr, a 51-unit multifamily investment opportunity in the highly walkable Westlake neighborhood of Los Angeles, located just north of 6th St and a half-mile from Good Samaritan Hospital. The property features a unit mix of 45 singles and six one-bedrooms and is being offered at a 6.73% CAP rate and 7.42 GRM on current income, with an additional 36% rental upside achievable through interior renovations as units turn. The building is separately metered for gas and electricity and includes an on-site laundry room with four washers and four dryers under a lease with Wash. Boasting a high Walk Score of 93, the property is less than a mile from the Metro A-E Rail Lines and Metro Local Lines along 6th St, providing convenient transit options. It is also within walking distance of major retailers such as The Home Depot, Rite Aid, and McDonald's, among others along 6th St. The Westlake neighborhood offers a central location with a short commute to Downtown Los Angeles, Hollywood, and Koreatown, with nearby attractions including MacArthur Park, Echo Park, Dodger Stadium, and The Broad Museum. This offering presents an exceptional opportunity to acquire a well-positioned asset with immediate income and future value-add potential in a thriving Los Angeles submarket.



Built in 1926

## **Essential Information**

MLS® #	25517357
Price	\$4,750,000
Bedrooms	1
Bathrooms	2.00
Square Footage	32,001
Acres	0.18
Year Built	1926
Type	Residential Income
Status	Closed
Listing Agent	Neema Ahadian
Listing Office	Marcus & Millichap

## Community Information

Address	526 Union Drive
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90017

## Amenities

Parking	None
Garages	None

## Interior

Heating	None
Cooling	None
# of Stories	5
Stories	Three Or More

## Additional Information

Date Listed	March 1st, 2025
Days on Market	164
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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