

\$3,300,000 - 11296 Brookhaven Avenue, Los Angeles

MLS® #25522651

\$3,300,000

16 Bedroom, 12.00 Bathroom, 6,292 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

TWO units delivered VACANT - 11296

Brookhaven Ave presents a rare opportunity to acquire a twelve-unit multifamily asset in the highly sought-after West Los Angeles submarket. Ideally positioned in Rancho Park, adjacent to Sawtelle and Cheviot Hills, the property offers residents convenient access to a diverse array of shopping, dining, and entertainment options. Situated on an 8,626 SF lot, the building features 6,292 SF of rentable space, comprising four (4) two-bedroom, one-bath units, four (4) one-bedroom, one bath units, and four (4) studio units. Additionally, the property offers significant ADU potential, providing investors with an opportunity to further maximize rental income and value. This rarely traded asset is located in one of the most desirable rental markets in Los Angeles, offering over 26% rental upside. With strong appreciation potential and the ability to unlock additional income through ADU development, this offering represents a compelling opportunity for a savvy investor.



Built in 1958

Essential Information

MLS® # 25522651

Price \$3,300,000

Bedrooms 16

Bathrooms 12.00

| | |
|----------------|------------------------------------|
| Square Footage | 6,292 |
| Acres | 0.20 |
| Year Built | 1958 |
| Type | Residential Income |
| Status | Closed |
| Listing Agent | Nathan Shaolian |
| Listing Office | Kidder Mathews of California, Inc. |

Community Information

| | |
|-------------|-------------------------|
| Address | 11296 Brookhaven Avenue |
| Area | WLA - West Los Angeles |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90064 |

Amenities

| | |
|----------------|---------|
| Parking Spaces | 8 |
| Parking | Covered |
| Garages | Covered |

Interior

| | |
|--------------|------------------|
| Appliances | Dryer, Washer |
| Heating | Natural Gas |
| # of Stories | 2 |
| Stories | Multi/Split, Two |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 91 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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