

# **\$15,250,000 - 142 Wetherly Drive, Los Angeles**

MLS® #25523371

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## **\$15,250,000**

6 Bedroom, 7.00 Bathroom, 35,577 sqft  
Residential Income on 0 Acres

N/A, Los Angeles,

We re pleased to present the opportunity to acquire 142 South Wetherly Drive, a 36 unit value-add opportunity located near the corner of Doheny Drive and 3rd Street on the border of Beverly Hills. 142 South Wetherly is an extremely rare offering as this is the first time the property has been offered for sale on the open market and is being sold by the family of the original developer. The building layout is as an exceptional opportunity for a boutique luxury value-add investor. 142 South Wetherly's footprint features condo style layouts with expansive floorplans, wide hallways, private balconies, and adequate parking which pairs perfectly for the area's affluent renter base. With all the units in classic condition or moderately upgraded, a potential buyer has a unique opportunity to acquire a property seeking modernized cosmetic enhancements. 142 South Wetherly is located on a ~17,990-square-foot lot and is comprised of one four story walk-up garden style building totaling ~35,577 square feet over on-grade secured garage parking with 39 spaces. The property offers a desirable unit mix that bodes well for the renting community in the immediate area, including one (1) Studio, (29) one-bedroom/one-bathroom units, five (5) two-bedroom/two-bathroom units, and (1) one two-bedroom/three-bathroom penthouse unit. As units turnover, a savvy investor stands to capture significant loss-to-lease of roughly 35% by capitalizing on high-end finishes sought after by the



modern-day Beverly Hills, adjacent renter. Beyond the property's physical characteristics, 142 South Wetherly benefits from an exceptional location between Beverly Hills and West Hollywood, placing it in one of Southern California's most desirable rental markets. Surrounded by multimillion-dollar homes, the area is starved of high-end rental apartment product. With proximity to Rodeo Drive, the Sunset Strip, and Century City the property offers residents access to high-end retail, world-class dining, major employment centers, and vibrant entertainment, making it feel like the best of tow premier neighborhoods in one location. Given the specific location, physical attributes of the asset, untapped value-add potential, and rarity of the offering, 142 South Wetherly Drive offers investors the unique opportunity to establish a premier luxury community in one of Los Angeles' most coveted rental submarkets.

Built in 1969

**Essential Information**

MLS® #	25523371
Price	\$15,250,000
Bedrooms	6
Bathrooms	7.00
Square Footage	35,577
Acres	0.41
Year Built	1969
Type	Residential Income
Status	Closed
Listing Agent	Jonathan Taksa
Listing Office	Remax Commercial and Investment Realty

**Community Information**

Address	142 Wetherly Drive
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A

City	Los Angeles
County	Los Angeles
Zip Code	90048

### **Amenities**

Parking Spaces	39
Parking	Assigned, Gated
Garages	Assigned, Gated

### **Interior**

Appliances	Dishwasher, Disposal, Microwave
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	4
Stories	Multi/Split

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	50
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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