

# \$950,000 - 1154 Heliotrope Drive, Los Angeles

MLS® #25524471

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Los Angeles,

We are proud to present an exceptional development opportunity at 1154 N. Heliotrope Drive, located in the heart of East Hollywood. This expansive 6,750 SF LARD1.5-zoned lot allows for the construction of four units by right, with additional potential for multiple ADUs (Buyer to Verify). Currently, the property features an owner-occupied Single-Family Residence that will be delivered 100% vacant, offering a clean slate for investors or developers (homeowners exemption taken over the last 5 years). Additionally, the site qualifies under Executive Directive 1 (ED1), unlocking the opportunity to build to maximum density with expedited entitlement processing a major advantage for developers seeking to move quickly and efficiently. Perfectly situated near Los Feliz, Silver Lake, and Hollywood, this centrally located site provides convenient access to a wide range of dining, retail, and employment hubs, as well as proximity to major institutions like Kaiser Permanente, Los Angeles City College, and the Metro B Line. With strong rental demand, and a central location, 1154 N. Heliotrope Drive presents a rare opportunity to secure a site in one of LA's most active and high-demand neighborhoods. (\*Buyer to verify all zoning information) (Property is Located in SNAP - Vermont/Western Specific Plan)



## Essential Information

MLS® #	25524471
Price	\$950,000
Bathrooms	0.00
Acres	0.16
Type	Land
Status	Closed
Listing Agent	Adam Shamooelian
Listing Office	Keller Williams Beverly Hills

## Community Information

Address	1154 Heliotrope Drive
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90029

## Additional Information

Date Listed	April 15th, 2025
Days on Market	16
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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