

# **\$12,500,000 - 1160 Elm Avenue, Glendale**

MLS® #25533699

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## **\$12,500,000**

5 Bedroom, 3.00 Bathroom, 27,165 sqft  
Residential Income on 1 Acres

N/A, Glendale,

We are pleased to present 1160 Elm Avenue, a thirty-four-unit multifamily investment opportunity located in the Grandview neighborhood of Glendale. Constructed in 1986, the asset comprises sixteen two-bedroom/one-and-half-bathroom units, four two-bedroom/one-bathroom units, and fourteen one-bedroom/one-bathroom units spread across four structures. All units have separate meters for gas and electricity, individual water heaters, and 60 AMPs of power. The property has gated entry, an on-site laundry room with two washers and two dryers, 56 parking spaces, and a vacant recreation room that is used as storage but can potentially be converted into an ADU. The property sits on a 26,325 square foot lot and is zoned R2250, making the existing thirty-four units irreplaceable with the current zoning. Situated just north of Glenoaks Blvd and east of Alameda Ave, 1160 Elm is within 2 miles of Burbank's Media City Center and less than 1 mile from IKEA. Glenoaks Blvd is a major thoroughfare that runs through Glendale, Burbank, Sun Valley, and into northeast San Fernando Valley. Tenants can benefit from a variety of retail and places of business along this corridor. Commuters are within five minutes from the nearest on-ramp to the I-5 Freeway, offering ease of access to the 134 Freeway, Burbank, Los Feliz, Atwater and Downtown Los Angeles.

Built in 1986



## Essential Information

MLS® #	25533699
Price	\$12,500,000
Bedrooms	5
Bathrooms	3.00
Square Footage	27,165
Acres	0.60
Year Built	1986
Type	Residential Income
Status	Closed
Listing Office	Marcus & Millichap

## Community Information

Address	1160 Elm Avenue
Area	626 - Glendale-Northwest
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91201

## Amenities

Parking	Covered
Garages	Covered

## Interior

Appliances	Disposal
Heating	Wall Furnace
# of Stories	2
Stories	Two

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	157
Zoning	GLR4*
Short Sale	N
RE / Bank Owned	N

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