

\$1,199,000 - 1303 Sanborn Avenue, Los Angeles

MLS® #25537521

\$1,199,000

2 Bedroom, 1.00 Bathroom, 2,270 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Rare opportunity in prime Silver Lake / Los Feliz! Located along Fountain Ave, this 1920s triplex offers a unique opportunity for investors, developers, or owner-users. Each of the three units features a 2-bedroom, 1-bathroom layout, and the entire property will be delivered 100% vacant at close. The front unit enjoys its own private entrance on Sanborn Ave, while the two rear units share access from Fountain. While the property is in need of restoration, the potential is undeniable. A blank canvas in one of Los Angeles' most sought-after neighborhoods. Just minutes from Sunset Junction, the Silver Lake Farmers Market, Griffith Park, and a vibrant selection of local cafes, markets, and shops, this location blends urban convenience with neighborhood charm. Sold as-is. Buyers to perform their own due diligence. Opportunities like this are rare. Don't miss your chance to unlock the full potential of this ideally located triplex. Seller may be open to carrying depending on offer.



Built in 1926

Essential Information

MLS® #	25537521
Price	\$1,199,000
Bedrooms	2
Bathrooms	1.00
Square Footage	2,270
Acres	0.12

Year Built	1926
Type	Residential Income
Status	Closed
Listing Agent	James Paul Valerio
Listing Office	The Valerio Group, Inc.

Community Information

Address	1303 Sanborn Avenue
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

Amenities

Parking	None
Garages	None

Interior

Stories	One
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Additional Information

Date Listed	May 12th, 2025
Days on Market	84
Zoning	LAC1
Short Sale	N
RE / Bank Owned	N

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