

# \$799,000 - 4619 W 18th Street, Los Angeles

MLS® #25539083

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## \$799,000

4 Bedroom, 2.00 Bathroom, 1,792 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Here's your chance to own a classic, 1920s Mid-City duplex with a view of Hollywood and a great opportunity for any rental portfolio. This 1792 square foot duplex features upstairs and downstairs 2-bed/1-bath units with mostly original kitchen and bathrooms. Situated on a 6,998 sq ft lot, the spacious backyard with mature landscaping is ideal for outdoor use, additional unit expansion, or future value-add upgrades. Zoned LARD1.5, the lot allows for potential development of additional units or ADUs (buyer to verify with the city) and the location provides convenient access to Culver City, DTLA, the Westside, and major freeways. Tenants are paying \$1354/month and \$1312/month. Water, sewer and landscaping are paid by landlord. Tenants pay for electricity and gas. Parking is shared between both tenants on the tandem long driveway. Each unit is given a 1-car garage used mostly for storage. Whether you're looking to expand your investment portfolio or to add more units, this property is well-positioned to generate long-term rental income in a high-demand Los Angeles location. Act now--great opportunity for investors and owner-occupants alike.



Built in 1924

## Essential Information

MLS® # 25539083

Price \$799,000

Bedrooms	4
Bathrooms	2.00
Square Footage	1,792
Acres	0.16
Year Built	1924
Type	Residential Income
Style	Spanish
Status	Closed
Listing Agent	Shannon Shue
Listing Office	KW Westside Estates

### Community Information

Address	4619 W 18th Street
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

### Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

### Exterior

Windows	Double Pane Windows
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### Interior

Interior	Vinyl
Heating	Wall Furnace
Cooling	None
Stories	Two

### Additional Information

Date Listed	May 15th, 2025
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Days on Market	22
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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