

# \$849,800 - 6035 Simpson Avenue, North Hollywood

MLS® #25544447

## \$849,800

3 Bedroom, 1.00 Bathroom, 1,302 sqft  
Residential on 0 Acres

N/A, North Hollywood,

Unlock the potential of this prime North Hollywood property, ideally located just minutes from the vibrant NoHo Arts District. The existing 3BD/1BA home spans 1,302 sq ft and sits on a spacious 7,167 sq ft lot, perfect for redevelopment. Enjoy close proximity to top dining, shopping, major freeways, and renowned studios. This is a rare chance to create something new in one of LA's most dynamic neighborhoods.



Built in 1939

## Essential Information

MLS® #	25544447
Price	\$849,800
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,302
Acres	0.16
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Andrew Dinsky
Listing Office	Equity Union

## Community Information

Address	6035 Simpson Avenue
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Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

### **Amenities**

Parking Spaces	2
View	None
Pool	None

### **Interior**

Appliances	Dryer, Washer
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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