

# \$1,000,000 - 8351 Colegio Drive, Los Angeles

MLS® #25545391

## \$1,000,000

2 Bedroom, 1.00 Bathroom, 858 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Opportunity Knocks in Prime North Kentwood! Welcome to 8351 Colegio a rare investment opportunity nestled in one of Westchester's most sought-after neighborhoods. Located in the desirable North Kentwood enclave, this property offers incredible potential for developers, flippers, or savvy investors looking to capitalize on a premier Westside location. Sitting on a generous lot, this charming single-story home presents the perfect canvas to renovate, expand, or rebuild entirely. The existing footprint offers solid bones and a functional layout, while the surrounding neighborhood supports high-end remodels and new construction. With tree-lined streets, a strong sense of community, and proximity to Silicon Beach, LAX, Playa Vista, and LMU, the location is as strategic as it is attractive. Whether you're looking to reimagine the existing structure or build a dream home from the ground up, 8351 Colegio is a project loaded with promise and upside. Don't miss your chance to unlock the potential of this diamond in the rough in one of Westchester's most coveted pockets.

Built in 1942

## Essential Information

MLS® #	25545391
Price	\$1,000,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.14
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Christophe Heldoorn
Listing Office	The Niche

### **Community Information**

Address	8351 Colegio Drive
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

### **Amenities**

Parking Spaces	3
Parking	Driveway
Garages	Driveway
View	None
Pool	None

### **Interior**

Appliances	Disposal
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	23
Zoning	LAR1

Short Sale                N

RE / Bank Owned      N

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