

# \$965,000 - 5908 York Boulevard, Los Angeles

MLS® #25550303

**\$965,000**

3 Bedroom, 1.00 Bathroom, 1,424 sqft

Residential on 0 Acres

N/A, Los Angeles,

Exceptional development opportunity in the heart of trendy Highland Park! This approximately 5,600 SF lot, zoned LAC2 with rear alley access, offers plans that consist of 3 phases. Phase 1 is to rebuild the roof which is approved and seller has already paid permits for. Phase 2 plans consist of converting the existing SFR to three units + the cafe. Plans for phase 2 is ready to submit but won't be able to submit to plan check until Phase 1 work is completed and signed off by inspector. Phase 3 is the option to convert the garage into two ADUs in the back or buyer has option to switch to commercial use if wanted. Phase 3 plans can most likely be submitted with phase 2 plans. The existing SFR, previously damaged by fire, is boarded up and ready for redevelopment. Take advantage of the existing plans or explore alternative development possibilities, or other C2-permitted commercial uses. Prime location on vibrant York Blvd, surrounded by popular shops, restaurants, and minutes from DTLA, Dodger Stadium, and major freeways. Plans available upon request. Property to be sold AS-IS-- cash offers or hard money loan only.



Built in 1911

## Essential Information

MLS® # 25550303

Price \$965,000

|                |                               |
|----------------|-------------------------------|
| Bedrooms       | 3                             |
| Bathrooms      | 1.00                          |
| Full Baths     | 1                             |
| Square Footage | 1,424                         |
| Acres          | 0.13                          |
| Year Built     | 1911                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Residence       |
| Status         | Closed                        |
| Listing Agent  | Shawn S. Kormondy             |
| Listing Office | Keller Williams Beverly Hills |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5908 York Boulevard |
| Area        | 632 - Highland Park |
| Subdivision | N/A                 |
| City        | Los Angeles         |
| County      | Los Angeles         |
| Zip Code    | 90042               |

## Amenities

|      |      |
|------|------|
| Pool | None |
|------|------|

## Interior

|              |      |
|--------------|------|
| Heating      | None |
| Cooling      | None |
| Fireplaces   | None |
| # of Stories | 1    |
| Stories      | One  |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | June 9th, 2025 |
| Days on Market  | 35             |
| Zoning          | LAC2           |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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