

\$3,360,000 - 13453 Moorpark Street, Sherman Oaks

MLS® #25556717

\$3,360,000

5 Bedroom, 3.00 Bathroom, 10,960 sqft
Residential Income on 0 Acres

N/A, Sherman Oaks,

13453 & 13259 Moorpark Street , twelve (12) total units consisting of side by side six (6) unit properties on separate parcel numbers in prime Sherman Oaks that can be purchased together or individually. Originally built in 1956, this offering consists of a highly desirable mix of eight 1+1, two 2+1 and two 2+21.5 units.

The structures are two stories that total approximately 10,960 SF. The courtyard style apartments surround a courtyard with beautiful manicured gardens. There is a covered car port behind the building that can accommodate 12 cars with a fenced in deck above it for tenants to enjoy. Interiors feature a combination of real wood, wood laminate & tile floors along with some granite counters and well preserved original tile countertops. Units feature large closets, charming and useful original built in cabinets that adorn units built in the 50's. A Buyer may elect to assume the current Chase loan balance of \$1,391,639.50 (as of June 1). The interest rate is fixed until July of 2029 at 4.01%. With all units currently occupied, this property presents an excellent value-add opportunity offering potential for growth and appreciation for years to come. There is 20% rental upside and an on-site laundry room that provides additional income. The property is located on Moorpark Street between Woodman and Fulton close to the border of Studio City in council district four CD(4). Tenants are just steps away the restaurants and shopping on Ventura Boulevard in Sherman Oaks /Studio City.



Built in 1956

Essential Information

MLS® #	25556717
Price	\$3,360,000
Bedrooms	5
Bathrooms	3.00
Square Footage	10,960
Acres	0.28
Year Built	1956
Type	Residential Income
Status	Closed
Listing Agent	Joshua Luchs
Listing Office	Kidder Mathews of California, Inc.

Community Information

Address	13453 Moorpark Street
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Parking Spaces	12
Parking	Deck, Detached Carport
Garages	Deck, Detached Carport

Exterior

Exterior	Stucco
Roof	Composition, Shingle
Construction	Stucco

Interior

Interior	Tile
Heating	Wall Furnace
# of Stories	2
Stories	Multi/Split

Additional Information

Date Listed	June 16th, 2025
Days on Market	123
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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