

\$2,300,000 - 1254 Orange Drive, Los Angeles

MLS® #25566669

\$2,300,000

5 Bedroom, 4.00 Bathroom, 6,533 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Maywood Property Group is pleased to present a rare opportunity to acquire a well-maintained 8-unit multifamily asset in the heart of Hollywood, one of Los Angeles' most iconic and evolving submarkets. The property features a highly desirable unit mix: (2) 2-bedroom, 2-bath, (1) 2- bedroom, 1-bath, and (5) 1-bedroom, 1-bath apartments - catering to a wide range of renter demand in a dense, amenity-rich location. The building is well maintained, having recently undergone a \$90,000+ copper repipe upgrade in 2025, ensuring long-term operational durability for the next investor. With current ownership holding rents below market, there is clear income upside through natural tenant turnover, strategic rent increases, and monetizing laundry operations. Additionally, the landlord presently leases several on-site parking spaces to off-site users, generating an extra \$750/month in ancillary income. Located in a prime, walkable pocket of Hollywood (Walk Score 94), this property offers both strong in-place cash flow and long-term development potential on its 11,517 SF LAR3-zoned lot. Whether as a stable income-producing asset or a land- banked future redevelopment site, this offering presents a compelling investment opportunity in one of LA's most dynamic rental markets.

Built in 1957

Essential Information



MLS® #	25566669
Price	\$2,300,000
Bedrooms	5
Bathrooms	4.00
Square Footage	6,533
Acres	0.26
Year Built	1957
Type	Residential Income
Status	Closed
Listing Agent	Nicholas Hayner
Listing Office	Maywood Property Group

Community Information

Address	1254 Orange Drive
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90038

Amenities

Parking	Assigned
Garages	Assigned

Interior

Interior Features	Ceiling Fan(s)
Appliances	Disposal, Vented Exhaust Fan
Cooling	Wall/Window Unit(s)
Stories	Multi/Split

Additional Information

Date Listed	July 14th, 2025
Days on Market	56
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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