

\$600,000 - 1418 Pleasant Avenue, Los Angeles

MLS® #25568905

\$600,000

2 Bedroom, 1.00 Bathroom, 4,401 sqft
Residential on 0 Acres

N/A, Los Angeles,

Fix & Flip Opportunity in Prime Boyle Heights!
Welcome to 1418 E Pleasant Ave, a spacious 4,401 SF structure with multiple value-add opportunities. Sitting on a 6,233 SF lot, this property offers flexible redevelopment potential convert it into a triplex, maintain it as a large single-family residence, or pursue another creative configuration. The ground floor features direct driveway access and an interior stairwell, making it ideal for separation from the upper level or integration into a single expansive home. There's also a detached front unit previously rented as a standalone bedroom perfect for an ADU conversion or use as a private office. Current tenants are in place and scheduled to vacate by September, with a signed vacancy agreement in hand. They were paying \$3,025/month. Please do not disturb occupants. Whether you're looking to flip, hold, or develop, this property offers the bones, layout, and zoning to support your vision. Bring your contractor and imagination this is your next great project. Buyer to independently verify all permit history, square footage, zoning, and property condition.



Built in 1885

Essential Information

MLS® #	25568905
Price	\$600,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	4,401
Acres	0.14
Year Built	1885
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Adam Kanizo
Listing Office	Paloma Realty Partners, Inc.

Community Information

Address	1418 Pleasant Avenue
Area	BOYH - Boyle Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90033

Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

Interior

Interior	Vinyl
Heating	None
Cooling	None
Fireplaces	None
Stories	One

Additional Information

Date Listed	July 23rd, 2025
Days on Market	65
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 24th, 2026 at 11:30pm PST.

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