

# **\$1,499,000 - 823 Glendale Boulevard, Los Angeles**

MLS® #25571359

**\$1,499,000**

2 Bedroom, 3.00 Bathroom, 2,000 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Set on a private flag lot, peacefully tucked away from Glendale Boulevard, 823 Glendale Blvd offers rare seclusion and privacy just steps from the energy of Echo Park Lake. This income-producing compound includes a classic 1920s up/down duplex with new plumbing, electrical, sewer, and HVAC (heating + AC) systems, plus a newly built, detached solar-powered ADU with vaulted ceilings and private access. Fully owned solar panels service both the main residence and the ADU. All three units are delivered vacant, offering a blank slate for owner-users, investors, or 1031 exchange buyers looking to maximize rental income from day one. The existing layout is functional and income-ready as-is, with the upstairs unit offering the potential to be reconfigured into a true 3-bed, 2-bath, unlocking meaningful upside. The gated lot includes mature fruit trees and multiple private outdoor spaces, creating a quiet, garden-like setting rarely found this close to the lake. The ADU is fully permitted and turnkey, designed with privacy and efficiency in mind, and perfect for extended family, long-term tenants, or creative use. This is a rare opportunity to own a flexible, fully vacant triplex in one of LA's most iconic neighborhoods with upgraded systems, future potential, and a setting that feels like a hidden retreat in the heart of the city.



Built in 1929

## Essential Information

MLS® #	25571359
Price	\$1,499,000
Bedrooms	2
Bathrooms	3.00
Square Footage	2,000
Acres	0.15
Year Built	1929
Type	Residential Income
Status	Closed
Listing Agent	Tyler Drinkwater
Listing Office	Revel Real Estate

## Community Information

Address	823 Glendale Boulevard
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90026

## Amenities

Parking	Driveway
Garages	Driveway
Security	Gated Community

## Interior

Appliances	Dishwasher, Refrigerator, Vented Exhaust Fan, Dryer, Washer
# of Stories	2
Stories	Multi/Split

## Additional Information

Date Listed	July 29th, 2025
Days on Market	14
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 11th, 2026 at 1:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify

prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.