

\$1,295,000 - 3645 Beethoven Street, Los Angeles

MLS® #25576749

\$1,295,000

3 Bedroom, 2.00 Bathroom, 1,399 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Amazing, Well-Maintained Duplex in Prime Mar Vista Location! On a desirable corner lot just blocks from Venice Beach, Silicon Beach, Abbot Kinney, Marina Del Rey and the Mar Vista Farmers Market! This unique duplex offers incredible potential. Both units will be delivered vacant, giving you endless options to live in one and rent the other, lease both, or reimagine for maximum returns. One of the best-priced residential income properties on the Westside! Each unit enjoys private outdoor space and interior updates, plus all copper plumbing with multiple cleanouts, newer roof and all appliances included! Unit 1: Spacious and inviting 2 bed / 1 bath with living room and den, updated floors, laundry area, charming kitchen, and driveway access with private outdoor space. Unit 2: Bright and sizable 1 bed / 1 bath with updated kitchen. Situated on a 4,785 sqft RD2-zoned lot, the property includes a double-gated 2-car detached garage with direct alley access perfect for an ADU conversion. Prime location close to top schools, shopping, dining, and the beach, with strong rental demand and excellent upside potential. Don't miss this one-of-a-kind Westside opportunity! A must see!



Built in 1947

Essential Information

MLS® #

25576749

Price	\$1,295,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,399
Acres	0.11
Year Built	1947
Type	Residential Income
Status	Closed
Listing Agent	Simon Maldonado
Listing Office	Keller Williams Hollywood Hills

Community Information

Address	3645 Beethoven Street
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage

Exterior

Lot Description	Front Yard
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Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s)
Appliances	Oven, Refrigerator, Dryer, Washer, Range
Heating	Wall Furnace
# of Stories	1
Stories	One

Additional Information

Date Listed	August 12th, 2025
Days on Market	11
Zoning	LARD2

Short Sale N

RE / Bank Owned N

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