

\$2,650,000 - 6136 Eleanor Avenue, Los Angeles

MLS® #25590919

\$2,650,000

2 Bedroom, 1.00 Bathroom, 7,600 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

This rare, non-RSO Hollywood property on the market for the first time from the original developer features all two-bedroom, townhouse style units built in 2005 (with a CofO issued in 2009). The building includes 14 parking spaces, a newer roof (2021), and an on-site laundry facility, with two units delivered vacant. Two units are designated as low-income until 2035. Not subject to LA rent control but under AB1482, it currently allows for 8% annual rent increases, offering a strong value-add opportunity through adding HVAC and in-unit laundry upgrades. Ideally located near the Metro B Line (Hollywood/Vine) and major corridors like Vine, Santa Monica, Sunset, and Hollywood Blvd, this asset provides easy access to the 101 freeway and the vibrant Hollywood commercial district. Situated in a prime Hollywood location, this 2005-built asset is not subject to LA rent control (subject to AB1482) and has strong rental upside by upgrading the units with modernized amenities.

Built in 2005

Essential Information

MLS® #	25590919
Price	\$2,650,000
Bedrooms	2
Bathrooms	1.00
Square Footage	7,600



Acres	0.15
Year Built	2005
Type	Residential Income
Status	Closed
Listing Agent	Jason Tuvia
Listing Office	Marcus & Millichap

Community Information

Address	6136 Eleanor Avenue
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90038

Amenities

Parking	Covered
Garages	Covered

Interior

# of Stories	2
Stories	Two

Additional Information

Date Listed	September 11th, 2025
Days on Market	28
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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