

\$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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