

# \$2,000,000 - 445 S Main Street, Burbank

MLS® #25616701

**\$2,000,000**

8 Bedroom, 4.00 Bathroom, 3,542 sqft

Residential Income on 0 Acres

N/A, Burbank,

445 S Main Street is a rare, four-unit multifamily offering located in the highly sought-after city of Burbank, California. Originally constructed in 1906, the property comprises three separate structures situated on a generous 21,275 square-foot lot zoned BUR3-R1, providing a range of value-add or redevelopment possibilities. The existing improvements include two single-family residences and one duplex, for a total of four units. Each unit features a 2-bedroom / 1-bath layout and will be delivered 100% vacant, presenting investors or developers with complete flexibility to reposition, renovate, or rebuild. All units are separately metered for gas and electricity and include individual water heaters minimizing operating expenses to water, trash, and common-area electricity. Unit 501 has paid off solar panels. Strategically positioned near the 5, 134, and 101 Freeways, the property offers exceptional access to major employment centers across Burbank, Glendale, Hollywood, and the San Fernando Valley, including Warner Bros., Disney, and NBCUniversal studios. With its prime location, substantial lot size, and versatile zoning, 445 S Main Street presents a rare opportunity for investors and developers seeking long-term upside in one of Los Angeles' most stable and desirable submarkets.



Built in 1906

## Essential Information

MLS® #	25616701
Price	\$2,000,000
Bedrooms	8
Bathrooms	4.00
Square Footage	3,542
Acres	0.49
Year Built	1906
Type	Residential Income
Status	Closed
Listing Agent	Nicole Costas
Listing Office	Compass

## Community Information

Address	445 S Main Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91506

## Amenities

Parking Spaces	5
Parking	Concrete
# of Garages	5
Garages	Concrete
Pool	None

## Interior

Appliances	Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

## Additional Information

Date Listed	November 7th, 2025
Days on Market	25
Zoning	BUR3-R1*

Short Sale N

RE / Bank Owned N

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