

\$1,200,000 - 1706 S Crescent Heights Boulevard, Los Angeles

MLS® #26650521

\$1,200,000

5 Bedroom, 3.00 Bathroom, 2,922 sqft
Residential Income on 0 Acres

N/A, Los Angeles,

Proudly owned and meticulously cared for by the same owner for over 46 years, this well-maintained triplex presents a rare investment opportunity in a highly desirable location. The property features a 2-bedroom, 1-bath upper unit, which will be delivered vacant at the close of escrow and includes an in-unit washer and dryer. The lower level consists of two tenant-occupied units: a 2-bedroom, 1-bath unit with washer/dryer hookups, and a 1-bedroom, 1-bath front unit with an included washer and dryer. Ideally located directly across from Crescent Heights Blvd Elementary Language Arts/Social Justice Magnet School, the property offers convenient access to premier shopping, dining, and entertainment, including Beverly Center, Century City, Melrose Avenue, and Beverly Hills. Enjoy quick access to Downtown Los Angeles, beaches, and LAX. The property is subject to the City of Los Angeles Rent Stabilization Ordinance (RSO). Seller(s) makes no representations or warranties regarding the condition, use, or history of the property. The property is being sold in its present "AS IS, WHERE IS" condition. Seller(s) will not complete any repairs, termite work, or mandatory government retrofitting requirements prior to close of escrow. Buyer(s) is advised to conduct their own inspections and investigations to satisfy themselves as to all aspects of the property.

Built in 1945



Essential Information

MLS® #	26650521
Price	\$1,200,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,922
Acres	0.13
Year Built	1945
Type	Residential Income
Status	Closed
Listing Agent	Kevin Bell
Listing Office	Black Orchid Realty

Community Information

Address	1706 S Crescent Heights Boulevard
Area	C09 - Beverlywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90035

Amenities

Parking Spaces	4
Parking	Door-Multi, Garage, Side By Side
# of Garages	4
Garages	Door-Multi, Garage, Side By Side

Interior

Appliances	Disposal, Dryer, Refrigerator, Washer
Heating	Gravity
Stories	Two

Additional Information

Date Listed	February 10th, 2026
Days on Market	17
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 23rd, 2026 at 11:57am PDT. This

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