

# \$2,500,000 - 2927 Catalina Street, Los Angeles

MLS® #AR25050754

**\$2,500,000**

13 Bedroom, 13.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Newly remodeled Triplex with 13 full bedroom suites located just blocks from USC. ADU plans are permitted and RTI (Ready to build 896 sq ft: 3 additional bedroom suites with kitchen on the back side of property). The front building has 5 bedroom suites, 1 kitchen, 1 dining area. The back building upstairs has 4 bedroom suites, 1 kitchen, 1 dining area and 1 lounge area. The back building downstairs has 4 bedroom suites, 1 kitchen, 1 dining area and 1 lounge area. Remodeled in 2020: new roof (front building), new windows, new electrical and copper plumbing, new kitchen and bathrooms, new 13 individual AC units, new paint and new laminate wood flooring. There is an onsite laundry room with 2 washers and 2 dryers for convenience. 13 of the 13 units have been rented to USC students and have contracts in place for 2025-2026 school year. Room in rear to park 4 cars or build approved ADU! Low maintenance, great curb appeal! Located in the USC DPS (dept of public safety) patrol zone.



Built in 1964

## Essential Information

MLS® #	AR25050754
Price	\$2,500,000
Bedrooms	13
Bathrooms	13.00
Acres	0.14

Year Built	1964
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Robert Lee
Listing Office	Engel & Voelkers Pasadena

## Community Information

Address	2927 Catalina Street
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90007

## Amenities

Parking Spaces	4
Parking	Driveway
Garages	Driveway
Pool	None
Security	Gated Community

## Exterior

Lot Description	Front Yard
Windows	Double Pane Windows
Roof	Shingle, Composition

## Interior

Interior	Laminate
Interior Features	Quartz Counters, Recessed Lighting, Furnished
Appliances	Gas Range, Refrigerator, Water Heater
Heating	See Remarks
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	2
Stories	Two

## Additional Information

Date Listed	March 3rd, 2025
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Days on Market	55
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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