

\$760,000 - 752 Hendricks Avenue, Los Angeles

MLS® #CV24233943

\$760,000

4 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Investor's Dream or
Owner-Occupant's Oasis – Three-Unit
Opportunity!

Welcome to 752 Hendricks Dr, Los Angeles—a rare multi-unit property offering incredible flexibility, financial potential, and comfort. Whether you're an investor seeking strong rental income or a homeowner looking for a multi-generational living solution, this property is a must-see!

Property Highlights:

- THREE Units: Two permitted units and one unpermitted unit.
- Main Residence (Unit 1 - 3 Bed / 2 Bath):
 - Spacious open floor plan with natural light and modern flooring
 - Kitchen with granite countertops and ample cabinetry (appliances not included)
 - Private backyard perfect for entertaining or relaxing
- Second Unit (Unit 2 - 1 Bed / 1 Bath):
 - Separate entrance for privacy
 - Functional kitchen (appliances not included)
 - Ideal for rental income, an in-law suite, or a home office
- Third Unit (Unpermitted Studio / 1 Bath):
 - A bonus opportunity for additional rental income (buyer to verify city/county regulations)

Investment & Income Potential:

- Dual-income streams with two permitted



units plus the unpermitted third unit

• One unit will be delivered vacant at close of escrow

• Located in a high-demand rental area ensuring strong occupancy rates

• Potential for value-added improvements to further increase rental income

Prime Location:

• Situated in a thriving Los Angeles neighborhood

• Close to shopping, dining, schools, and public transportation

• Offers the perfect balance of urban convenience and community charm

Additional Features:

* Gated property with ample parking for multiple vehicles

* Separate utilities for each unit, making management easy

* Low-maintenance landscaping

This is a prime opportunity for investors and owner-occupants alike! Schedule a viewing today and make us an offer we can't refuse!

Built in 1949

Essential Information

MLS® #	CV24233943
Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Acres	0.15
Year Built	1949
Type	Residential Income
Sub-Type	Duplex
Status	Closed

Listing Agent	Lori Alvarez
Listing Office	REAL ESTATE RESOLVED

Community Information

Address	752 Hendricks Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90022

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
Pool	None

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard
Roof	Shingle
Construction	Copper Plumbing

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Walk-In Closet(s)
Appliances	Water Heater
Heating	Wall Furnace
Cooling	Attic Fan, None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	November 12th, 2024
Days on Market	114
Zoning	LCR35000*

Short Sale N

RE / Bank Owned N

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