

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

MLS® #CV25051150

**\$760,000**

4 Bedroom, 4.00 Bathroom, 1,901 sqft

Residential on 0 Acres

N/A, Los Angeles,

Investorâ€™s Dream or  
Owner-Occupantâ€™s Oasis â€“ Three-Unit  
Opportunity!

Welcome to 752 Hendricks Dr, Los Angelesâ€“a rare multi-unit property offering incredible flexibility, financial potential, and comfort. Whether youâ€™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:

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

## Investment & Income Potential:

- â€¢ 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® # CV25051150

Price \$760,000

Bedrooms 4

Bathrooms 4.00

Full Baths 2

Square Footage 1,901

Acres 0.15

Year Built 1949

Type Residential

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  
View Neighborhood  
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 None, Attic Fan  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Montebello Unified

## Additional Information

Date Listed March 7th, 2025

Days on Market 2

Zoning LCR35000\*

Short Sale N

RE / Bank Owned N

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