

# \$780,000 - 1375 46th Street, Los Angeles

MLS® #DW25041869

## \$780,000

4 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Looking for a smart investment property in Los Angeles? This centrally located duplex is perfect for those who want to live in one unit and rent out the other! Just minutes away from highways and shopping centers, it offers convenience and income potential. Plus, enjoy the benefits of paid solar panels, which significantly reduce utility costs. The front house features 3 Bedrooms, 1 Bath – Spacious and comfortable for families or roommates. Back House is 1 Bedroom, 1 Bath – Ideal for rental income, guests, or in-laws. The attic has it's own private entrance through the side of the house, it is a large space with lots of potential. Plenty of parking space available for all occupants.



Built in 1909

## Essential Information

MLS® #	DW25041869
Price	\$780,000
Bedrooms	4
Bathrooms	2.00
Acres	0.12
Year Built	1909
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Michael Pagan
Listing Office	Berkshire Hathaway H.S.C.P.

## Community Information

Address	1375 46th Street
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
View	City Lights, None
Pool	None

## Exterior

Lot Description	Sprinklers In Front, ZeroToOneUnitAcre
Windows	Blinds
Roof	Shingle
Foundation	Raised

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Open Floorplan, All Bedrooms Down, Granite Counters, Recessed Lighting
Appliances	Electric Range, Gas Range
Cooling	None
Fireplaces	None
# of Stories	1

## Additional Information

Date Listed	February 21st, 2025
Days on Market	167
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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