

# \$649,999 - 1270 Hicks Avenue, Los Angeles

MLS® #DW25153008

## \$649,999

4 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Charming Duplex with Endless Potential!  
Discover this versatile duplex nestled in a desirable Los Angeles neighborhood. Featuring a long driveway that offers ample parking, this property presents a fantastic opportunity for investors or owner-occupants looking to add their personal touch. Each unit offers comfortable living spaces with plenty of room for customization. The spacious lot provides potential for expansion, landscaping, or future development. Whether you're looking to generate rental income or create a dream home with additional income streams, this property has great possibilities. Enjoy proximity to numerous parks such as MacArthur Park, Elysian Park, and Echo Park Lake, perfect for outdoor recreation and relaxation. Families will appreciate the nearby schools within easy reach. Donâ€™t miss the chance to own this promising property in a vibrant Los Angeles community. Schedule a viewing today and explore the potential of 1270 S Hicks.



Built in 1926

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | DW25153008 |
| Price     | \$649,999  |
| Bedrooms  | 4          |
| Bathrooms | 3.00       |
| Acres     | 0.12       |

|                |                             |
|----------------|-----------------------------|
| Year Built     | 1926                        |
| Type           | Residential Income          |
| Sub-Type       | Duplex                      |
| Status         | Closed                      |
| Listing Agent  | Diego Delgadillo            |
| Listing Office | Better Homes and Gardens RE |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1270 Hicks Avenue    |
| Area        | BOYH - Boyle Heights |
| Subdivision | N/A                  |
| City        | Los Angeles          |
| County      | Los Angeles          |
| Zip Code    | 90023                |

### Amenities

|      |      |
|------|------|
| Pool | None |
|------|------|

### Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
| Roof            | Shingle           |

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior          | Tile                       |
| Interior Features | Balcony, All Bedrooms Down |
| Heating           | Central                    |
| Cooling           | Central Air                |
| Fireplaces        | None                       |
| # of Stories      | 1                          |
| Stories           | One                        |

### Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | July 4th, 2025 |
| Days on Market  | 39             |
| Zoning          | LCM1*          |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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