

# **\$974,900 - 8624 Graham Avenue, Los Angeles**

MLS® #DW25259691

**\$974,900**

8 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

NEW CONSTRUCTION!!!! NEW MODERN 2 STORY DUPLEX . AMAZING 10 % CAP RETURN IF YOU RENT BOTH UNITS... EACH UNIT COMES WITH 4 SPACIOUS BEDROOMS AND 3 BATHS. 2 MASTER SUITES, INSIDE LAUNDRY, LAMINATED FLOORS THRU OUT, AC/MINI SPLITS, ALL ELECTRICAL UNITS, BUILT IN APPLIANCES. PAID OFF SOLAR PANELS TO HELP FOR THAT ELECTRICITY BILL. THESE UNITS HAVE A POTENTIAL TO BE BREAD AND BUTTER WITH EXTRA MONTHLY INCOME AS EACH UNIT CAN BE RENTED FOR \$ 4,500 A MONTH. GREAT LOCATION, BORDER LINE SOUTH GATE, WALKING DISTANCE TO METRO STATION. 20 MINUTES FROM LAX, SOFI STADIUM AND DOWNTOWN!.....FHA READY , SUBMIT ALL OFFERS



Built in 2025

## **Essential Information**

MLS® #	DW25259691
Price	\$974,900
Bedrooms	8
Bathrooms	6.00
Acres	0.08
Year Built	2025
Type	Residential Income
Sub-Type	Duplex

Status	Closed
Listing Agent	Christopher Cervantes
Listing Office	Jani Realty & Investments

## Community Information

Address	8624 Graham Avenue
Area	C23 - Metropolitan
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90002

## Amenities

Utilities	Sewer Connected
Parking Spaces	3
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Primary Suite
Appliances	Disposal, Microwave, Built-In Range
Heating	Heat Pump
Cooling	Electric, Heat Pump
# of Stories	2
Stories	Two

## Additional Information

Date Listed	November 13th, 2025
Days on Market	6
Zoning	LCR2*
Short Sale	N
RE / Bank Owned	N

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