

\$2,659,000 - 4405 Ventura Canyon Avenue, Sherman Oaks

MLS® #GD25142084

\$2,659,000

8 Bedroom, 10.00 Bathroom,
Residential Income on 0 Acres

N/A, Sherman Oaks,

Location, location, location! Exceptional 4-unit income property in the heart of Sherman Oaks, just one block from the highly sought-after Ventura Boulevard, where premier dining, shopping, and entertainment options abound. This well-maintained building offers a rare mix of upgrades, parking, and ideal tenant setupâ€”perfect for investors or owner-users seeking steady cash flow in a prime neighborhood.

Unit A and Unit B are fully remodeled and feature stainless steel appliances, updated finishes, and in-unit combo washer/dryers for added convenience. Unit A stands out with elegant Italian tile in the kitchen and bathrooms, along with stylish zebra blinds throughout. Unit C has been updated with new flooring and also includes its own in-unit washer/dryer. Units A, B, and C each come with two dedicated parking spaces, a highly desirable amenity in this area. Unit D is a charming 1-bedroom, 1-bathroom unit with its own parking space.

Current tenancy setup includes Units A and D on a month-to-month, offering flexibility for future rent adjustments or owner-occupancy, while Units B and C are under lease contracts. This is a unique opportunity to own a turn-key property in one of the Valleyâ€™s most in-demand rental markets!

Built in 1964



Essential Information

MLS® #	GD25142084
Price	\$2,659,000
Bedrooms	8
Bathrooms	10.00
Acres	0.13
Year Built	1964
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Naira Valian
Listing Office	Remax Optima

Community Information

Address	4405 Ventura Canyon Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Parking	One Space, Off Street, See Remarks, Side By Side, Tandem, Uncovered
Garages	One Space, Off Street, See Remarks, Side By Side, Tandem, Uncovered
Pool	None

Exterior

Lot Description	TwoToFiveUnitsAcre
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Interior

Interior	Carpet, Laminate, Tile
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	June 27th, 2025
Days on Market	115
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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