

\$1,175,000 - 519 N Alexandria Avenue, Los Angeles

MLS® #GD25175188

\$1,175,000

5 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Fantastic investment opportunity located in one of the most desirable pockets of Hollywood. This unique property consists of two large units totaling over 3,000 square feet in the character-rich main building, originally constructed in 1922, along with a detached one-bedroom house built in 1947. Positioned on a sloped lot, the property offers Pick-a-boo views of the surrounding city and skyline.

The location is exceptionally convenient—just minutes from major thoroughfares, freeway access, and downtown Los Angeles—making it highly attractive to future tenants or end-users alike. The property may need some fixing as current ownership has lived on the property for over 30 Years.

With pro forma figures showing a GRM around 10x and a projected CAP rate of approximately 6.7%, the financial potential here is significant. Additionally, the property includes a three-car garage with excellent ADU conversion potential, creating an opportunity to increase returns even further.

Some updates are needed, but the solid structure, generous unit sizes, and unbeatable location provide a strong foundation for long-term appreciation and income. A rare find in today's market—ideal for investors, owner-users, or developers seeking value-add upside in a prime Hollywood location.



Built in 1922

Essential Information

MLS® #	GD25175188
Price	\$1,175,000
Bedrooms	5
Bathrooms	3.00
Acres	0.17
Year Built	1922
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Carlos Borraez
Listing Office	Keller Williams R. E. Services

Community Information

Address	519 N Alexandria Avenue
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90004

Amenities

Parking Spaces	3
# of Garages	3
Pool	None

Exterior

Lot Description	Rectangular Lot
-----------------	-----------------

Interior

# of Stories	2
Stories	Two

Additional Information

Date Listed	August 6th, 2025
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 28th, 2025 at 3:30am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.