

# **\$699,000 - 1621 82nd Street, Los Angeles**

MLS® #IN25166362

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## **\$699,000**

6 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Great Opportunity to own a Bread and Butter Income Property for the price of a Single Family home! This triplex offers a CAP Rate upwards of 7.4%! Additional BONUS of at least 95% upside in rents! Great value add opportunity. Zoned RD2. Endless possibilities. Fix and flip / lease up or Park your 1031 Exchange. Convert garages to ADUs for additional income or explore the full re-development route and take advantage of the One Big Beautiful Bill that brings back 100% bonus depreciation! All 3 units are separately metered for gas and electric. Tenants pay for all utilities except water/sewer. New flooring and new paint in unit 1625. Copper plumbing throughout the property. Perfect for owner user or get your own tenant at market rent! This property is gated for privacy and is priced to sell!

Conveniently located close to schools, SoFi Stadium, Intuit Dome, Forum, BMO Stadium, museums, downtown LA, shopping centers, grocery stores, restaurants, coffee shops, parks, easy access to major freeways. Long-term tenants. Start collecting income right away! Great for seasoned investor or first time buyer. Great upside rental potential in this highly metropolitan location! Please do not disturb tenants. Property will be delivered with existing tenants and one unit available to lease up.

Download the OM Package to obtain more



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Built in 1940

**Essential Information**

MLS® #	IN25166362
Price	\$699,000
Bedrooms	6
Bathrooms	3.00
Acres	0.16
Year Built	1940
Type	Residential Income
Sub-Type	Triplex
Style	Bungalow
Status	Closed
Listing Agent	Bryan Castillo
Listing Office	Castillo Realty Group, Inc.

**Community Information**

Address	1621 82nd Street
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90047

**Amenities**

Parking Spaces	3
Parking	Paved
# of Garages	3
Garages	Paved
View	None
Pool	None

**Exterior**

Exterior	Stucco
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Lot Description	ZeroToOneUnitAcre
Construction	Stucco

## Interior

# of Stories	1
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## Additional Information

Date Listed	August 11th, 2025
Days on Market	33
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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