

\$549,000 - 736 40th Place, Los Angeles

MLS® #MB25007369

\$549,000

2 Bedroom, 1.00 Bathroom, 914 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to one of the best neighborhoods in Los Angeles!! Located just 1.4 miles from Exposition park, and the University of Southern California. Nearby neighborhoods include West Adams Historic District, Baldwin hills, Crenshaw, Jefferson park, Leimert park, Arlington heights, Harvard heights, and Mid-City. Exposition park is currently undergoing a New \$1 Billion George Lucas Museum and entertainment complex. This home features 2 sizable bedrooms and 1 bath with a central A/C and heating system. The owner completed many upgrades three years ago which cover tiled flooring throughout, new (solid wood) kitchen cabinets with granite counters, and fixtures. New ABS plumbing, paint, drywalls, cement, and partial copper plumbing. New wrought iron fence with automatic entry. The landscape is very low maintenance and has 3 avocado trees, 2 lemon trees, 2 papaya trees, 1 orange tree, 1 mandarin tree, and 1 pomegranate tree. Zoning is LARD2 with the potential to build more units. Buyer to verify. This area provides 153 restaurants and 47 grocery stores. It is conveniently located by all major freeways 110, 105, 405, 91, 10, 60, and 710 fwy.



Built in 1911

Essential Information

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Price \$549,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.12
Year Built	1911
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Erik Ruiz
Listing Office	CENTURY 21 REALTY MASTERS

Community Information

Address	736 40th Place
Area	C23 - Metropolitan
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Off Street, Paved, One Space, On Site, Private
Garages	Driveway, Off Street, Paved, One Space, On Site, Private
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Gate

Exterior

Exterior	Drywall, Concrete
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Back Yard, Garden, Lawn, Level, Rectangular Lot, Street Level, Yard
Roof	Shingle
Construction	Drywall, Concrete
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Quartz Counters, Recessed Lighting
Appliances	Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 13th, 2025
Days on Market	16
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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