

# **\$799,998 - 1237 Bonnie Brae Street, Los Angeles**

MLS® #MB25014284

**\$799,998**

7 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Use code is Triplex but can be restored to a LARGE HOUSE with over 2500 sq st! First floor features 2 Units :One 2 bedroom unit and One 1 bedroom Unit 2 Bedroom unit is VACANT ! Upstairs features 4 Large bedrooms and 1 bathroom all of which is VACANT ! There is also a Gorgeous loft on third floor as an added bonus and at rear a Detached 1 Car Garage converted into a Room which is adjacent to a permitted "Rumpus room " that can potentially be turned into an ADU with alley access ! These structures at rear have electricity ! Location is down the street from WESTALKE in the highly sought after Pico Union neighborhood.

Property has the Charm of a residential Craftsman house on a tree lined street while being an Income Generating Property On the bottom floor and to the left of the corridor is the large 2 bedroom 1 bath unit and to the right is a large 1 bedroom 1 bath with direct access to an unfinished basement that is Tenant occupied (both units have access to inside laundry hook ups and large back yard ) . Upstairs are 4 LARGE ROOMS with a "Blank Canvas" ready for your design or families needs . Loads of potential for the Creative Home Buyer looking to break into this area and or the Investor looking for a great return on investment . Located in Community Plan area of WestLake RD1.5-1-HPOZ Alvarado Historic District and walking distance to Alvarado Terrace park, zoned LARD1 and just minutes away from Down Town LA ,



blocks away from West lake.

Built in 1905

## Essential Information

MLS® #	MB25014284
Price	\$799,998
Bedrooms	7
Bathrooms	3.00
Acres	0.13
Year Built	1905
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Josephine San Lucas
Listing Office	KELLER WILLIAMS LARCHMONT

## Community Information

Address	1237 Bonnie Brae Street
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90006

## Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
Pool	None

## Exterior

Lot Description	Front Yard, Near Park, Near Public Transit
-----------------	--

## Interior

Interior	See Remarks
Heating	Combination
Fireplaces	None

# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 21st, 2025
Days on Market	35
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 16th, 2026 at 9:00pm 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.