

\$799,000 - 2580 Ganahl Street, Los Angeles

MLS® #OC25023365

\$799,000

3 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

This unique property is ideally situated in the heart of Boyle Heights. This opportunity permits the acquisition of two residences, each offering privacy and outdoor space, comprising a 1920 Craftsman duplex. The front residence is a charming two-bedroom, two-bathroom domicile featuring an upgraded kitchen equipped with modern appliances, central air conditioning, a fireplace, hardwood flooring, a front porch, and a back patio deck. From an elevated position above the street, it provides scenic views of the distant hills. Externally, the garden has been landscaped, including removing three large trees and a complete overhaul of the front garden, in addition to repairing a water pipe located by the front house.

The rear dwelling comprises a 1-bedroom, 1-bathroom configuration, complete with a wall heater, air conditioning, and a private deck and patio. A gate encloses the property and incorporates a one-car garage and a storage shed. Recent renovations encompass the replacement of the foundation extending from the rear wall restroom to the mid-kitchen area, installation of new flooring throughout the residence, refinishing of kitchen cabinets, addition of two new windows in the living room, installation of three ceiling fans with integrated lighting, new recessed lighting in the kitchen, updated lighting with a dimmer in the restroom, the installation of a new shower, a new faucet in the bathroom, and a new restroom door.



The interior of the home has also received a fresh coat of paint.

The property is conveniently located near all major freeways, LAC-USC Hospital and California State University, Los Angeles, just minutes from Downtown Los Angeles. It features a meticulously landscaped yard with an array of fruit trees. Please note that the property is tenant-occupied; thus, it is requested that no attempts be made to disturb the tenants. Drive-by viewings are welcomed. Private tours can be offered upon request. The front unit is currently leased at \$2,850, while the rear unit commands a rental rate of \$1,900.

Built in 1920

Essential Information

MLS® #	OC25023365
Price	\$799,000
Bedrooms	3
Bathrooms	3.00
Acres	0.17
Year Built	1920
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Jake Barrena
Listing Office	Barrena Real Estate Group

Community Information

Address	2580 Ganahl Street
Area	BOYH - Boyle Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90033

Amenities

Parking Spaces	1
# of Garages	1
View	Hills, Landmark
Pool	None

Exterior

Lot Description	TwoToFiveUnitsAcre
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Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	1
Stories	One

Additional Information

Date Listed	January 31st, 2025
Days on Market	143
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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