

\$1,199,900 - 3613 Beethoven Street, Los Angeles

MLS® #OC25048296

\$1,199,900

3 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Mar Vista duplex consists of a an occupied rear 1 bed unit, and a large front 2 bed unit thats currently vacant and now ready to move in immediately. It features a nice front yard with a spacious layout, real hardwood flooring throughout, a full sized kitchen and bathroom, cozy bedrooms, and a its own laundry area with hookups inside. Built in 1952, the rear 1 bed 1 bath unit is attached with its own private walkway and access to the garage. On a 4,805sf RD2 zoned lot, the two car detached garage in the rear has direct alley access and is perfect to convert into an ADU and maximize rents. The entire property offer tons of potential to owner occupy or as a steady investment property in a high rent demand area. Popular neighborhood of Mar Vista in Los Angeles on a quiet street near Venice, Abbot Kinney, Marina Del Rey, Santa Monica, LAX, Silicon Beach, and only 2.5 miles from the beautiful ocean!



Built in 1952

Essential Information

MLS® #	OC25048296
Price	\$1,199,900
Bedrooms	3
Bathrooms	2.00
Acres	0.11
Year Built	1952
Type	Residential Income

Sub-Type	Duplex
Style	Traditional
Status	Closed
Listing Agent	Brian Noh
Listing Office	Nohco Real Estate

Community Information

Address	3613 Beethoven Street
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	3
Parking	Driveway, Garage, Garage Faces Rear
# of Garages	2
Garages	Driveway, Garage, Garage Faces Rear
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Front Yard, Landscaped, Lawn, TwoToFiveUnitsAcre
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Raised

Interior

Interior	Tile, Vinyl, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s)
Appliances	Disposal, Gas Range, Refrigerator, Water Heater
Heating	Wall Furnace
Cooling	None

Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	March 18th, 2025
Days on Market	111
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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