

# **\$1,199,485 - 1221 1223 West Boulevard, Los Angeles**

MLS® #P1-19843

**\$1,199,485**

4 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

Other, Los Angeles,

PRICE REDUCED. TRUST SALE..Welcome to an excellent two-story duplex in the Oxford Square / Victoria Park district of Los Angeles at W Pico and West Blvd between LaBrea and Crenshaw with Olympic to the north. The property consists of 2 units, 2 bedrooms, and one bath each for a total of 2470 square feet. Separate off-street garage parking. This exceptional investment opportunity is ideal for an owner seeking supplemental rental income. The property was upgraded in 2023 with new paint, a garage roof, a solar system, upgrade electrical panel and a tankless water heater. This property is just minutes from popular attractions like Staples Center, La Brea Tar Pits, LA County Museum, Farmers Market, The Grove, and Beverly Center. Easy access to the 10 Fwy and 110 Fwy. Buyers must be cross-qualified with our lender before an offer is accepted. Call listing agent George Wheeler 213-500-9913. Email offers to info@prismrealtyus.com with RPA, proof of funds, and pre-approval. Put property address on email subject line 1221-1223 West Blvd. The owner's unit is available at the close of escrow.



Built in 1926

## **Essential Information**

MLS® #	P1-19843
Price	\$1,199,485

Bedrooms	4
Bathrooms	2.00
Acres	0.11
Year Built	1926
Type	Residential Income
Sub-Type	Duplex
Style	Spanish
Status	Closed
Listing Agent	George Wheeler
Listing Office	Prism Realty US

## Community Information

Address	1221 1223 West Boulevard
Area	C16 - Mid Los Angeles
Subdivision	Other
City	Los Angeles
County	Los Angeles
Zip Code	90019

## Amenities

Utilities	Sewer Connected
Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Near Public Transit, Street Level
Roof	Composition, Spanish Tile
Construction	Stucco
Foundation	Concrete Perimeter

## Interior

Interior	Carpet
Heating	Floor Furnace, Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room

# of Stories	2
Stories	Two

## Additional Information

Date Listed	November 1st, 2024
Days on Market	42
Zoning	LAR#
Short Sale	N
RE / Bank Owned	N

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