

# **\$1,695,000 - 830 Tularosa Drive, Los Angeles**

MLS® #P1-21022

**\$1,695,000**

6 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

Not Applicable, Los Angeles,

This triplex presents an exceptional investment opportunity on a quiet street in Silver Lake, conveniently located and just a short distance to Sunset Boulevard. The property comprises three units, two units with two bedrooms and one bathroom, and the third unit with two bedrooms and two bathrooms. This property is well suited for owner-occupants, as one unit is currently vacant, providing the opportunity to reside on-site while generating strong rental income from the remaining units. The property features four tandem parking spaces, accommodating up to eight vehicles, with one tandem space available for additional rental income. The property also features excellent future development potential with nearly 4k sf of unused site area. Conceptual plans are available for constructing two detached Accessory Dwelling Units (ADUs), each designed with three bedrooms, three bathrooms, and approximately 1,400 square feet each. Furthermore, there is potential to construct additional ADUs by converting the carport. Recent changes in CA ADU laws present exciting opportunities for adding more units. With a Proforma Gross Scheduled Income of \$132,324 and approx. NOI of \$97,240 and an approx. Cap Rate of 5.7 %, this unique opportunity should not be missed.



Built in 1968

## **Essential Information**

MLS® #	P1-21022
Price	\$1,695,000
Bedrooms	6
Bathrooms	4.00
Acres	0.19
Year Built	1968
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Patrick Cochran
Listing Office	Coldwell Banker Realty

## Community Information

Address	830 Tularosa Drive
Area	C21 - Silver Lake - Echo Park
Subdivision	Not Applicable
City	Los Angeles
County	Los Angeles
Zip Code	90026

## Amenities

Parking Spaces	8
Parking	Carport
Garages	Carport
Pool	None

## Interior

Fireplaces	None
Stories	Two

## Additional Information

Date Listed	February 27th, 2025
Days on Market	53
Short Sale	N
RE / Bank Owned	N

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