

\$949,000 - 2307 Reservoir Street, Los Angeles

MLS® #P1-23287

\$949,000

2 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

Not Applicable, Los Angeles,

Endless Possibilities in the Heart of Echo Park. Just one block off Sunset Blvd, this vacant duplex is a rare canvas ready for transformation. Situated on a compact yet functional LARD2 lot, it features one 1-bed/2-bath unit and one 1-bed/1-bath unit plus one attached and one detached garage -- offering ideal potential for a creative studio, home office, or flexible work space. Whether you're an investor seeking long-term upside, a creative buyer envisioning a lifestyle compound, or someone pursuing a live/work setup, this property checks all the boxes. A true fixer, the home offers the chance to restore, reimagine, or fully renovate to suit your vision. Live in one unit and use the other as a workspace, guest suite, or rental. Located on a quiet street just steps from Sunset Blvd's cafes, restaurants, bars, and transit, the property combines urban convenience with everyday livability. Private outdoor areas, a rooftop deck with hillside views, and off-street parking round out the thoughtful features. Delivering location, flexibility, and long-term potential in equal measure, this is a rare opportunity to shape your own Echo Park future -- live, create, and grow all in one place.



Built in 1929

Essential Information

| | |
|--------|-----------|
| MLS® # | P1-23287 |
| Price | \$949,000 |

| | |
|----------------|--------------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Acres | 0.06 |
| Year Built | 1929 |
| Type | Residential Income |
| Sub-Type | Duplex |
| Status | Closed |
| Listing Agent | Jesse Ramos |
| Listing Office | COMPASS |

Community Information

| | |
|-------------|-------------------------------|
| Address | 2307 Reservoir Street |
| Area | C21 - Silver Lake - Echo Park |
| Subdivision | Not Applicable |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90026 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Door-Single, Driveway, Garage, Tandem, Uncovered, Off Street |
| # of Garages | 2 |
| Garages | Door-Single, Driveway, Garage, Tandem, Uncovered, Off Street |
| View | City Lights, Neighborhood |
| Pool | None |
| Security | Security System |

Exterior

| | |
|-----------------|-----------------|
| Lot Description | Sprinklers None |
| Foundation | Raised |

Interior

| | |
|------------|-------------|
| Interior | Wood |
| Heating | None |
| Cooling | None |
| Fireplaces | None |
| Stories | Multi/Split |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | June 30th, 2025 |
| Days on Market | 18 |
| Zoning | LARD2 |
| Short Sale | N |
| RE / Bank Owned | N |

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