

\$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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