

\$875,000 - 3300 8th Street, Los Angeles

MLS® #PW23227491

\$875,000

2 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

\$275K price update! MOTIVATED SELLERS!

This mixed-use property features a blend of both commercial and residential spaces, making it an attractive prospect for investors seeking a diverse income stream and future growth potential. Boasting a generous lot size of 5,948 square feet, the property comprises two separate buildings—a 2,660-square-foot commercial market with a secure five-year lease and a 864-square-foot 2-bedroom/1-bath residence currently on a month-to-month tenancy.

The commercial market provides a stable income with a remaining five-year lease, offering investors a reliable return at an attractive 7% cap rate. Meanwhile, the residential unit adds flexibility, allowing for owner occupation, rental, or potential conversion opportunities. This property presents a unique house-hacking opportunity by combining a commercial unit with residential space, allowing owners to live in one while generating income from the other, effectively offsetting living expenses.

Priced at \$500 per square foot for the residential component, this property is positioned competitively in the market. Its strategic location, with easy access to major transportation routes and proximity to downtown LA, further enhances its appeal. This investment opportunity not only provides immediate returns but also offers a diversified



portfolio with long-term appreciation potential. Don't miss the chance to explore the possibilities of this mixed-use gem in Boyle Heights. Contact us today to seize this unique investment opportunity.

Developer? Tier 2 TOC bonus available.

Available separately or concurrently with neighboring property.

Built in 1923

Essential Information

MLS® #	PW23227491
Price	\$875,000
Bedrooms	2
Bathrooms	2.00
Acres	0.14
Year Built	1923
Type	Residential Income
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Stelios Zoumberakis
Listing Office	Keller Williams Coastal Prop.

Community Information

Address	3300 8th Street
Area	BOYH - Boyle Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90023

Amenities

Parking Spaces	1
Pool	None

Exterior

Lot Description	Level, Rectangular Lot
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Interior

# of Stories	1
Stories	One

Additional Information

Date Listed	December 18th, 2023
Days on Market	422
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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