

# \$1,019,999 - 2120 Sheridan Street, Los Angeles

MLS® #PW24071520

**\$1,019,999**

11 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

\*\*Seller Financing Available\*\*Welcome to this absolutely stunning 5 unit income producing property for sale in prime Boyle Heights, this offering presents an excellent opportunity for any investor to capitalize on positive initial cash flow while having the ability to add value for strong rental upside in one of the most gentrifying markets of Los Angeles. Perfectly located on a corner lot with private alley access allows you truly appreciate this amazing setup. You have a 4 unit building consisting of four 2 bed 1 bath units over 1,000 sqft each and a separate detached 3 bedroom 2 bath single family home with its own two car garage giving you the ability to convert into an ADU and increase the value. All 5 units are individually metered and the single family home has its own water meter as well making it two water meters for the property. You have the potential for major upside while collecting very healthy rents. You generate up to \$14K in rents a month, huge upside! Located in a very desirable location, within walking distance to shopping centers, restaurants, USC Medical Center, White Memorial Hospital, DTLA and much more. Tenants will love the convenience of being within walking distance to Soto Station, as well as a plethora of other rapidly developing amenities in the area that are driving ongoing growth and increased demand. Easy access to major freeway's such as the 5 and 10 and 101 FWY. Boyle Heights is a mix of history and trendy coffee shops, restaurants, art and



music. The signs of gentrification are clear as new development and companies moving into the area. This will not last! \*\*Call for Seller Financing Options\*\*

Built in 1963

## Essential Information

MLS® #	PW24071520
Price	\$1,019,999
Bedrooms	11
Bathrooms	6.00
Acres	0.16
Year Built	1963
Type	Residential Income
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Andrew Munoz
Listing Office	Keller Williams Pacific Estate

## Community Information

Address	2120 Sheridan Street
Area	BOYH - Boyle Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90033

## Amenities

Parking Spaces	1
# of Garages	1
Pool	None

## Exterior

Lot Description	Corner Lot, ZeroToOneUnitAcre
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## Interior

Heating	Central, Wall Furnace
# of Stories	2

Stories Two

## Additional Information

Date Listed April 10th, 2024

Days on Market 128

Zoning LAR2

Short Sale N

RE / Bank Owned N

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