

# \$895,000 - 1221 Browning Boulevard, Los Angeles

MLS® #PW25069521

**\$895,000**

2 Bedroom, 1.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Unlock the potential of this expansive 7,812 sq. ft. lot, perfectly positioned in a coveted Qualified Opportunity Zone. With RTI (Ready to Issue) permits in hand for a 6-unit building (5 units + 1 attached ADU), 5 - 3 bed, 3.5 bath units and 1 - 3 bed, 3 bath unit, this is a dream project for investors and developers alike.

Zoned LARD1.5, this property offers exceptional flexibility and density potential.

Situated near top LA landmarks including USC, LA Memorial Coliseum, Downtown LA, Crypto.com Arena, California Science Center, BMO Stadium, and the Natural History Museum, as well as an array of restaurants, shops, and supermarkets, this location is unbeatable. The existing duplex is primed for demolition, clearing the way for a modern multi-unit development in the heart of one of LA's most vibrant communities. Don't miss this chance to capitalize on a high-demand rental market and the benefits of building in a Qualified Opportunity Zone.



Built in 1921

## Essential Information

MLS® #	PW25069521
Price	\$895,000
Bedrooms	2
Bathrooms	1.00
Acres	0.18
Year Built	1921

Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Sebastian Stofenmacher
Listing Office	Edgestone Real Estate, Inc.

## Community Information

Address	1221 Browning Boulevard
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90037

## Amenities

Parking	None
Garages	None
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Heating	None
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 31st, 2025
Days on Market	150
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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