

# \$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
-----------------	-------------------

### **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

Based on information from California Regional Multiple Listing Service, Inc. as of February 2nd, 2026 at 11:21am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should

investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.