

# **\$745,000 - 5828 8th Avenue, Los Angeles**

MLS® #PW25075599

**\$745,000**

4 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Duplex delivered with ONE 2-BEDROOM UNIT VACANT - ideal for an owner-occupant! The Vacant Unit features BRAND NEW flooring and freshly painted interiors offering plenty of natural light. Each unit features 2 bedrooms and 1 bathroom (approx. 900 SF each) offering comfortable and clean living spaces with great potential for steady rental income. This property is centrally located with easy access to stores, the Crenshaw Corridor, DTLA, LAX, and Sofi Stadium, and is poised for long-term appreciation as the area continues to develop. Both units are individually metered for electricity and gas. Whether you are an investor seeking cash flow or a homeowner seeking to live in one unit and rent the other, this property may be the perfect fit for you. This property also features a gated driveway leading to a two-car garage with future ADU potential!



Built in 1925

## **Essential Information**

|            |                    |
|------------|--------------------|
| MLS® #     | PW25075599         |
| Price      | \$745,000          |
| Bedrooms   | 4                  |
| Bathrooms  | 2.00               |
| Acres      | 0.11               |
| Year Built | 1925               |
| Type       | Residential Income |
| Sub-Type   | Duplex             |

|                |                            |
|----------------|----------------------------|
| Style          | Patio Home                 |
| Status         | Closed                     |
| Listing Agent  | Everett Wong               |
| Listing Office | Greysteel California, Inc. |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 5828 8th Avenue          |
| Area        | C37 - Metropolitan South |
| Subdivision | N/A                      |
| City        | Los Angeles              |
| County      | Los Angeles              |
| Zip Code    | 90043                    |

## Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| # of Garages   | 2    |
| Pool           | None |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Yard, ZeroToOneUnitAcre |
|-----------------|---|

## Interior

|              |     |
|--------------|-----|
| # of Stories | 1   |
| Stories      | One |

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | April 4th, 2025 |
| Days on Market  | 78              |
| Zoning          | LARD3           |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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