

\$689,900 - 5854 Woodlawn Avenue, Los Angeles

MLS® #PW25145315

\$689,900

4 Bedroom, 1.00 Bathroom, 2,990 sqft
Residential on 0 Acres

N/A, Los Angeles,

Income-Generating Property with C2 Zoning
Near the 110 Freeway!

Great opportunity for investors, business owners, or savvy homebuyers! This versatile C2-zoned property in the heart of Los Angeles offers endless potential with multiple income streams and flexible use.

Situated on a 5,160 sq ft lot, the property features two structures:

Front House – SFR (Approx. 1,390 sq ft):

The home boasts a very spacious kitchen, granite countertops, well-maintained cabinets, and split AC units in each bedroom and living room. The front yard is gated for added privacy and security.

Back Structure (Approx. 1,600 sq ft):

Previously used as a garage, this permitted warehouse (per prior owner) has been converted to include:

A 1-bedroom apartment

Why This Property Stands Out:

Zoned C2 – Ideal for mixed-use, residential, or commercial purposes

Flexible layout perfect for owner-users, investors, or business owners needing workspace.

Built in 1949



Essential Information

MLS® #	PW25145315
Price	\$689,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,990
Acres	0.12
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Maria Espinoza
Listing Office	eXp Realty of Greater Los Angeles

Community Information

Address	5854 Woodlawn Avenue
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90003

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Driveway, Paved
Garages	Driveway, Paved
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Paved, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Shingle
Construction	Stucco
Foundation	Raised

Interior

Interior	Tile, Laminate
Interior Features	Breakfast Bar, Bedroom on Main Level, Main Level Primary, Granite Counters, Multiple Staircases, Recessed Lighting
Appliances	Gas Oven, Gas Range
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	June 28th, 2025
Days on Market	34
Zoning	LAMR
Short Sale	N
RE / Bank Owned	N

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