

\$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

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|----------|---------------------|
| 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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