

\$600,000 - 146 E 45th Street, Los Angeles

MLS® #PW25183073

\$600,000

4 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Own a Piece of LA History â€” 1904 Triplex
with Incredible Potential

Imagine stepping back in time as you enter this turn-of-the-century triplex, tucked into the heart of South LA and brimming with unique character. Built in 1904, this split-level property stands as a quiet nod to the cityâ€™s rich history, ready for its next chapter in the hands of a creative new ownerâ€”or a savvy investor seeking rare opportunity in a market where value and vision meet.

Upstairs, sunlight pours into a generous two-bedroom, one-bath unit, offering space and charm, while downstairs holds two additional one-bedroom, one-bath residencesâ€”each with their own gas meter for ultimate versatility. Concrete supports provide a solid foundation, and a partial basement, accessible from Unit 150, hints at possibilities for extra storage, a workshop, or your next inspired project.

Throughout the property, youâ€™ll find a blend of the vintage and the practical: updated electrical panels and low-flow fixtures add peace of mind, a properly strapped water heater checks an important box, and a roof bump-out awaits your vision for curb appeal. With separate utility meters and convenient washer/dryer hook-ups, itâ€™s a canvas set for both comfort and long-term investment returns.



This is an investor's dream whether you're seeking a rewarding restoration project, a classic owner-occupant rental, or a property ripe for a 203(k) renovation. The triplex is offered strictly "as-is", so bring your imagination and tools and start building your portfolio's future.

And then there's the location: minutes from Exposition Park, the historic LA Memorial Coliseum, Banc of California Stadium, the California Science Center, USC, vibrant downtown eateries, and the Arts District. Major freeways are within easy reach, opening up the best of Los Angeles right outside your door.

Opportunities like this don't come along often. As interest continues to grow, now is your chance to be part of the next chapter for this classic LA triplex—a place where the past and your future can meet.

Built in 1904

Essential Information

MLS® #	PW25183073
Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Acres	0.15
Year Built	1904
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Valencia Marlowe
Listing Office	Y Realty

Community Information

Address	146 E 45th Street
Area	C34 - Los Angeles Southwest

Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90011

Amenities

Parking	Driveway, Gravel, Off Street, Paved, One Space
Garages	Driveway, Gravel, Off Street, Paved, One Space
View	City Lights
Pool	None

Exterior

Lot Description	Yard
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Interior

Interior Features	Bedroom on Main Level
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	August 11th, 2025
Days on Market	50
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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