

# \$1,200,000 - 1726 Alexandria Avenue, Los Angeles

MLS® #SB23032842

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**\$1,200,000**

2 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Back on Market! Donâ€™t miss this fabulous duplex located in the highly sought-after area of Hollywood/Los Feliz. This property features two charming 1-bedroom homes on a single oversized lot with a detached garage (2 separate bays) offering a fantastic investment opportunity or the perfect setup for an end-user looking to create their dream space. Both homes are filled with character; arched hallways, hardwood floors, oversized lush backyard, and so much more. Whether you're looking to renovate, rebuild, or develop, this property provides endless possibilities. Delivered vacant, it's ready for immediate transformation.

Situated in a prime location, you'll enjoy close proximity to some of Los Angeles' most popular attractions. Enjoy a vibrant dining scene with numerous restaurants, cafes, and shops in nearby Los Feliz Village. With convenient access to public transportation and major freeways, getting around the city is a breeze.

This property is ideal for investors or developers alike. Property to be sold AS IS. Offers Subject to Viewing.

Built in 1922

## Essential Information

MLS® #	SB23032842
Price	\$1,200,000



Bedrooms	2
Bathrooms	2.00
Acres	0.16
Year Built	1922
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Pamela Gillett
Listing Office	Scott Anastasi Realty, Inc.

## Community Information

Address	1726 Alexandria Avenue
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage, On Street
# of Garages	2
Garages	Garage, On Street
View	None
Pool	None

## Exterior

Lot Description	Front Yard, Lawn
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## Interior

Interior	Wood
Interior Features	Bedroom on Main Level
Appliances	Gas Oven, Water Heater
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room

**Additional Information**

Date Listed	February 27th, 2023
Days on Market	294
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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