

# **\$1,250,000 - 1464 35th Place, Los Angeles**

MLS® #SB25040699

**\$1,250,000**

11 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

First time on the market in 30+ years, this well-maintained 5-unit apartment building at 1464 W 35th Pl. offers strong in-place income contributing to a 6.16% Cap Rate with approx. 40% rent upside! Featuring a desirable unit mix (4 - 2Bd/1Ba + 1 - 3Bd/2Ba detached Single Family Residence), this property is located less than a mile from USC, making it a highly attractive option for investors. Roof fully replaced on both structures in April 2025. Don't miss this rare chance to own in a thriving rental market!



Built in 1922

## **Essential Information**

MLS® #	SB25040699
Price	\$1,250,000
Bedrooms	11
Bathrooms	6.00
Acres	0.16
Year Built	1922
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Kyle Soto
Listing Office	Lyon Stahl Investment Real Estate, Inc.

## **Community Information**

Address	1464 35th Place
Area	C34 - Los Angeles Southwest

Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90018

## Amenities

Parking Spaces	4
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Heating	See Remarks
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

## Additional Information

Date Listed	February 25th, 2025
Days on Market	57
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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