

# **\$899,500 - 5868 Deane Avenue, Los Angeles**

MLS® #SB25057029

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## **\$899,500**

4 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Very nice corner location at corner of 5868 Deane Ave and 59th St. in highly desirable Park Hills Heights neighborhood. The unit mix consists of 3 units - one 2 bedroom + 1 bath unit and two 1 bedroom + 1 bath units with each unit having its own garage. Based on the gross building area of 2,461 square feet, the average unit size is approximately 820 square feet. Situated near Windsor Hills and neighboring communities of Park Mesa Heights, Leimert Park, View Park, Crenshaw Manor, and Baldwin Hills.

Ideal property for an owner/user or an astute investor looking to take advantage of long-term rental growth. Value add property. The 1 bedroom 1 bath front house will be delivered vacant, which will allow the buyer to refresh and rent at FMV. One unit is located over the garage. Rents are super low so huge potential rental upside.

The site is rectangular shaped with a total land area of 6,625± square feet, or 0.15± acre. The topography of the site is level and situated at street grade. Constructed in 1941, the property is regulated by the Rent Stabilization Board.

Built in 1941

## **Essential Information**

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Price	\$899,500
Bedrooms	4
Bathrooms	3.00
Acres	0.15
Year Built	1941
Type	Residential Income
Sub-Type	Triplex
Status	Closed
Listing Agent	Michael Millea
Listing Office	Lyon Stahl Investment Real Estate, Inc.

### Community Information

Address	5868 Deane Avenue
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90043

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Assigned
# of Garages	3
Garages	Assigned
View	None
Pool	None

### Exterior

Lot Description	Corner Lot, Front Yard, Level, Rectangular Lot
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### Interior

Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### Additional Information

Date Listed	March 14th, 2025
Days on Market	235
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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