

# **\$1,249,000 - 8804 Beach Street # 1/2, Los Angeles**

MLS® #SB25072920

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## **\$1,249,000**

6 Bedroom, 0.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

8804-8806 Beach St presents a rare opportunity to acquire two adjacent parcels in a high-demand rental market in Los Angeles. Each parcel consists of three charming bungalow-style units, totaling six units, all featuring 1-bedroom, 1-bath layouts with private patios. Additionally, there is significant upside potential through the development of up to 3 detached ADUs on each parcel, using SB 1211. Separate parcels provides an opportunity for either residential or commercial financing.

Recent capital improvements include fresh exterior paint, new roofs, and upgraded electrical panels, ensuring a well-maintained asset with reduced maintenance costs. Each unit is separately metered for gas and electricity and has an individual water heater, minimizing landlord expenses and enhancing operational efficiency. Additionally, each parcel provides six uncovered parking spaces, further increasing its appeal and potential for future value creation.

Located in a strong rental corridor with high occupancy rates, this asset benefits from the continued demand for affordable housing in Los Angeles. The opportunity to add ADUs aligns with California's ongoing push for housing expansion, allowing an investor to significantly increase rental income while maximizing the full potential of the site.



Built in 1924

## Essential Information

MLS® #	SB25072920
Price	\$1,249,000
Bedrooms	6
Bathrooms	0.00
Acres	0.20
Year Built	1924
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Christopher Van Vuuren
Listing Office	Lyon Stahl Investment Real Estate, Inc.

## Community Information

Address	8804 Beach Street # 1/2
Area	C37 - Metropolitan South
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90002

## Amenities

Parking Spaces	12
Pool	None

## Interior

# of Stories	1
Stories	One

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

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