

\$1,995,000 - 3729 Glendon Avenue, Los Angeles

MLS® #SB25086925

\$1,995,000

11 Bedroom, 7.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

5.5%+ CAP RATE & ONE 3-BED UNIT CURRENTLY VACANT! First time on the market since 1984, 3729 Glendon Ave is a high-income 4-unit investment in Palms, adjacent to Mar Vista & Culver City. Spanning 5,224 sq. ft. at just \$381/sq. ft., it features (3) 3Bed/2Bath and (1) 2Bed/1Bath units. Select units offer private decks, walk-in showers, dishwashers, and wall A/Cs—plus Unit 2 has exclusive access to a large 15' x 35' outdoor patio. With the vacant unit leased at market, the property collects over \$150,000/year. Perks include on-site laundry, 4 tandem parking spots, gated entry, separate meters, and a 2021 soft-story retrofit. With one unit vacant, this is a rare opportunity for investors or owner-users in a central West LA location.



Built in 1965

Essential Information

MLS® #	SB25086925
Price	\$1,995,000
Bedrooms	11
Bathrooms	7.00
Acres	0.13
Year Built	1965
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Robert Sillman

Listing Office Lyon Stahl Investment Real Estate, Inc.

Community Information

Address 3729 Glendon Avenue
Area C13 - Palms - Mar Vista
Subdivision N/A
City Los Angeles
County Los Angeles
Zip Code 90034

Amenities

Parking Spaces 8
Parking Carport, Tandem, Uncovered
Garages Carport, Tandem, Uncovered
Pool None

Exterior

Lot Description ZeroToOneUnitAcre

Interior

Cooling Wall/Window Unit(s)
Fireplace Yes
Fireplaces Living Room
of Stories 2
Stories Two

Additional Information

Date Listed April 21st, 2025
Days on Market 24
Zoning LAR3
Short Sale N
RE / Bank Owned N

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