

\$1,190,000 - 204 52nd Place, Los Angeles

MLS® #SB25093089

\$1,190,000

9 Bedroom, 6.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

204 W 52nd Pl is a fully renovated 4-unit property located in one of Los Angeles's™ fastest-growing neighborhoods. The property features an ideal unit mix: two (2) 1-bed/1-bath units, one (1) 3-bed/2-bath unit, and one (1) 4-bed/2-bath unit. Perfect for both owner-users and investors, this asset offers strong in-place cash flow with one unit delivered tenant ready—ideal for an owner-occupant looking to offset their mortgage by renting out the other units. Current rents average approximately \$2,500/month per unit, positioning this as one of the highest income-producing 4-plexes in the area. With a going-in cap rate of 7.27%, this is a true cash-flowing asset with proven rental performance.

Just minutes from USC, Downtown LA, SoFi Stadium, and major new developments, the property sits in a high-growth submarket with strong tenant demand and significant upside potential. Don't miss this opportunity to own a high-yield, turnkey property in a rapidly transforming neighborhood.

Built in 1912

Essential Information

| | |
|-----------|-------------|
| MLS® # | SB25093089 |
| Price | \$1,190,000 |
| Bedrooms | 9 |
| Bathrooms | 6.00 |



| | |
|----------------|---|
| Acres | 0.10 |
| Year Built | 1912 |
| Type | Residential Income |
| Sub-Type | Quadruplex |
| Status | Closed |
| Listing Agent | Aaron Jacobson |
| Listing Office | Lyon Stahl Investment Real Estate, Inc. |

Community Information

| | |
|-------------|---------------------|
| Address | 204 52nd Place |
| Area | C42 - Downtown L.A. |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90037 |

Amenities

| | |
|------|------|
| Pool | None |
|------|------|

Exterior

| | |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

Interior

| | |
|--------------|-----|
| # of Stories | 2 |
| Stories | Two |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 42 |
| Zoning | LAR2 |
| Short Sale | N |
| RE / Bank Owned | N |

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