

# \$349,500 - 4252 Union Pacific Avenue, Los Angeles

MLS® #SB25110556

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## \$349,500

2 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0 Acres

N/A, Los Angeles,

**HUGE PRICE REDUCTION - ACT NOW!!**  
**LOWEST PRICED HOME IN AREA.** One of the most affordable starter homes for sale in LA County. Cozy single-family home on back lot of 2 separate parcels, each holding its own home. Can be purchased together with 4248 Union Pacific Ave. . An astute investor can basically own a duplex where each house could be sold separately. Both properties share driveway. Upgraded small Kitchen that includes laundry hook-ups. Brand new upgraded 200 Amp Electrical Panel. New flooring and paint. Close to Downtown, the 710 and 5 freeways. Just down the street from Parque De Los Suenos. Currently tenant occupied.



Built in 1946

## Essential Information

MLS® #	SB25110556
Price	\$349,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	790
Acres	0.06
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Michael Millea
Listing Office	Lyon Stahl Investment Real Estate, Inc.

## Community Information

Address	4252 Union Pacific Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90023

## Amenities

View	None
Pool	None

## Exterior

Lot Description	Near Park, Level, Near Public Transit, Street Level
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## Interior

Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 19th, 2025
Days on Market	66
Zoning	LCM1*
Short Sale	N
RE / Bank Owned	N

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