

# \$850,000 - 660 W 94th Street, Los Angeles

MLS® #SB25119093

**\$850,000**

7 Bedroom, 4.00 Bathroom, 1,780 sqft

Residential on 0 Acres

N/A, Los Angeles,

660 W 94th Street offers an exceptional opportunity to acquire a low-maintenance, non-rent-controlled duplex in a prime South Los Angeles location. Built in 2009, this modern construction asset benefits from minimal upkeep and is exempt from local rent control ordinances, making it ideal for both cash flow-focused investors and potential owner-users. The property features two large units: one 4-bedroom/2-bath unit and one 3-bedroom/2-bath unit, each offering spacious layouts well-suited for families or shared living arrangements.

The property currently generates a strong in-place return with a 6.29% CAP rate and 11.35 GRM, with upside to reach a 7.13% market CAP and 10.34 market GRM through rent increases. On-site amenities include a detached 2-car garage along with five tandem driveway parking spaces, offering ample off-street parking—an increasingly rare feature in this dense urban submarket.

Centrally located in South Los Angeles with convenient access to the 110 Freeway, 660 W 94th Street offers a strategic position for commuters and tenants alike. With favorable operating fundamentals, large unit layouts, and rent control exemption, this property presents a compelling opportunity in a high-demand rental market.



Built in 2009

## Essential Information

MLS® #	SB25119093
Price	\$850,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,780
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Duplex
Status	Closed
Listing Agent	Brett Lyon
Listing Office	Lyon Stahl Investment Real Estate, Inc.

## Community Information

Address	660 W 94th Street
Area	C36 - Metropolitan Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90044

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

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

## Interior

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed May 29th, 2025

## Days on Market 139

## Zoning LARD2

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of February 13th, 2026 at 8:11am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.