

\$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
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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

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