

\$1,715,000 - 2634 Dalton Avenue, Los Angeles

MLS® #SB25119332

\$1,715,000

10 Bedroom, 9.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

2634 Dalton Ave is a 5-unit apartment building situated in the heart of flourishing West Adams. Currently operating at a 6.17% CAP and 11.04 GRM, the subject property is ideal for any investor looking for strong day one cash flow. The subject property is non RSO rent control- it is only subject to CA AB 1482 which allows 8.8% increases or 5%+CPI annually. All the work has been completed for the new buyer! Sit back and collect a check. Don't miss this opportunity to own in one of the most rapidly appreciating neighborhoods in all of Los Angeles! 2634 Dalton Ave is comprised of (1) 3-Bed/2-Bath, (3) 2-Bed/1.5-Bath townhomes and (1) 1Bed-1Bath units. Each unit has been meticulously renovated including Central A/C, Ring Doorbells, new floors, cabinets, appliances, fixtures, bathrooms, etc. There are (8) parking spaces with alleyway access, private patios for each unit, and convenient on-site laundry. The subject property is conveniently located in-between Downtown Culver City, Downtown Los Angeles and the city's metro line. Renters will enjoy the proximity to the 10 , 405 and 110 freeways, making commuting in Los Angeles a breeze. This is an excellent opportunity to acquire an investment property with strong income and little maintenance.



Built in 1984

Essential Information

MLS® #	SB25119332
Price	\$1,715,000
Bedrooms	10
Bathrooms	9.00
Acres	0.16
Year Built	1984
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Cameron Samimi
Listing Office	Lyon Stahl Investment Real Estate, Inc.

Community Information

Address	2634 Dalton Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90018

Amenities

Parking Spaces	3
# of Garages	3
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

# of Stories	2
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Additional Information

Date Listed	May 26th, 2025
Days on Market	59
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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