

# **\$1,525,000 - 808 Alandele Avenue, Los Angeles**

MLS® #SR24222759

**\$1,525,000**

7 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Rare opportunity to own a 3-unit property in the desirable Miracle Mile district—perfect for TIC conversion, multi-generational living, owner-occupants, or investors. This property presents significant value-add potential through interior and exterior upgrades or a TIC conversion. The unit mix includes a spacious 3-bedroom, 1.5-bath unit (approx. 1,200 sq ft), an upgraded 2-bedroom, 1-bath unit (approx. 933 sq ft), and a 2-bedroom, 1-bath unit (approx. 1,080 sq ft). Amenities include three one-car garages and a shared laundry room for extra income. The units feature hardwood floors and abundant midcentury charm. Situated in a high-demand rental market popular with young professionals, this triplex is moments away from Museum Row, home to LACMA, The Academy Museum, Petersen Automotive Museum, and La Brea Tar Pits, as well as exceptional shopping, dining, and entertainment with a walk score of 91. It's close to The Grove, Beverly Center, Cedars-Sinai, and Koreatown, with easy access to UCLA, USC, Downtown LA, and the 10 Freeway. Ideal for investors or owner-occupants seeking a condo or single-family home alternative, this property promises stable, long-term wealth growth and appreciation.



Built in 1949

## **Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | SR24222759         |
| Price          | \$1,525,000        |
| Bedrooms       | 7                  |
| Bathrooms      | 4.00               |
| Acres          | 0.13               |
| Year Built     | 1949               |
| Type           | Residential Income |
| Sub-Type       | Triplex            |
| Status         | Closed             |
| Listing Agent  | Natalie Alchadeff  |
| Listing Office | Equity Union       |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 808 Alandele Avenue |
| Area        | C17 - Mid-Wilshire  |
| Subdivision | N/A                 |
| City        | Los Angeles         |
| County      | Los Angeles         |
| Zip Code    | 90036               |

## Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 3               |
| Parking        | Garage          |
| # of Garages   | 3               |
| Garages        | Garage          |
| View           | None            |
| Pool           | None            |
| Security       | Gated Community |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Awning(s)                                                            |
| Lot Description   | TwoToFiveUnitsAcre, Walkstreet, Yard, Back Yard, Near Public Transit |

## Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior          | Wood, Laminate                                           |
| Interior Features | Ceiling Fan(s), Bedroom on Main Level, Walk-In Closet(s) |
| Heating           | Central                                                  |
| Cooling           | Wall/Window Unit(s)                                      |
| Fireplaces        | None                                                     |

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

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | December 4th, 2024 |
| Days on Market  | 21                 |
| Zoning          | LAR3               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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