

# \$1,895,000 - 2625 Chariton Street, Los Angeles

MLS® #SR24253114

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**\$1,895,000**

8 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Drastically reduced price! Now offering a 5.8% cap rate with room for even greater returns. Incredible value-add opportunity! This fully renovated four-unit property comes with RTI permits for two additional units, maximizing its potential. Each existing unit features 2 bedrooms and 1 bath, with top-to-bottom upgrades including new plumbing, electrical, modern heating & A/C systems, and tankless water heaters. Brand-new doors, windows, and flooring complete the transformation.

Every unit is equipped with in-unit laundry, a dishwasher, stove, oven, microwave, and refrigerator. The property also offers off-street parking and individually metered gas and electricity for each unit. Approved plans allow for two additional units at the rear—a 1-bedroom, 1-bath, and a 2-bedroom, 1-bath—providing even more income potential.

An existing garage structure presents further opportunities—convert it to additional units, utilize it for parking, or reimagine it for increased revenue. With strong rental income already in place, this is a prime investment with no waiting period for returns. Don't miss your chance to capitalize on this exceptional real estate opportunity!

Built in 1947

## Essential Information



MLS® #	SR24253114
Price	\$1,895,000
Bedrooms	8
Bathrooms	4.00
Acres	0.17
Year Built	1947
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Jill Fischer-politz
Listing Office	The ONE Luxury Properties

### Community Information

Address	2625 Chariton Street
Area	C09 - Beverlywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking	Driveway
Garages	Driveway
View	Neighborhood
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
Roof	See Remarks

### Interior

Interior	Laminate
Appliances	Dishwasher, Disposal, Dryer, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Ductless
Cooling	Ductless
Fireplaces	None
# of Stories	2

Stories                      Two

**Additional Information**

Date Listed                December 22nd, 2024  
Days on Market        79  
Zoning                      LAR3  
Short Sale                N  
RE / Bank Owned      N

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