

# **\$1,395,000 - 1545 4th Avenue, Los Angeles**

MLS® #SR25036332

**\$1,395,000**

11 Bedroom, 5.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present an excellent 5-unit investment opportunity located near Venice Blvd & Arlington Ave in Mid City! Consisting of +/- 5,664 sq. ft. of rentable space, the subject spaciously features two 3 bedroom / 1 bath units, two 2 bedroom / 1 bath units, and one 1 bedroom / 1 bath unit. Three of the five units were completely remodeled and have new kitchens, bathrooms, windows, restored hardwood flooring and built in cabinetry. Capital improvements include new sewer lines replaced in 2020 and updated electrical panels and subpanels. Other amazing advantages of the building include washer/dryers in each unit, individual water heaters in each unit, as well as on-site private parking provided for tenants. More impressive, the building boasts a GRM of 10.8 and CAP rate of 6.9% on current rents! With a generous lot size of +/- 10,501 sq. ft., the opportunities for further improvements to the property are endless. This is a rare opportunity for an investor to acquire a pride of ownership and well maintained property in a great Mid City location just north of Venice Blvd and close to all major attractions such as Los Angeles County Museum of Art, The Original Farmers Market, The Grove, and the Petersen Museum.



Built in 1920

## **Essential Information**

MLS® #

SR25036332

Price	\$1,395,000
Bedrooms	11
Bathrooms	5.00
Acres	0.24
Year Built	1920
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Anie Mayelian
Listing Office	Keller Williams Realty Calabasas

## Community Information

Address	1545 4th Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

## Amenities

Parking Spaces	5
Pool	None

## Interior

Appliances	Dryer, Washer
# of Stories	2

## Additional Information

Date Listed	February 18th, 2025
Days on Market	27
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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