

\$13,000,000 - 4651 Cahuenga Boulevard, Toluca Lake

MLS® #SR25063835

\$13,000,000

6 Bedroom, 6.00 Bathroom,
Residential Income on 0 Acres

N/A, Toluca Lake,

We are proud to represent this 39 unit property in Toluca Lake.

The property was constructed in 1988. Its unit mix consists of (10) 1+1 units, (12) 1+2 units, (3) 2+1 units, and (14) 2+2 units. With a lot size of 7,798 square feet, the property has a total of 38,043 rentable square feet. There is substantial upside in existing rents and there is a 672 one bedroom one bath leasing office that is not being used that could potentially be converted to an ADU.

The building features fireplaces, balconies, secured parking, central HVAC, a fitness center, outdoor BBQ and a pool. Third floor units have lofts. The building currently has 12 vacancies and are in rent ready condition and a new owner has the opportunity to completely update the units.

Toluca Lake is a tranquil and friendly community, nestled between North Hollywood and Burbank. The neighborhood boasts a shopping district with excellent cocktail bars, sushi restaurants, and homey cafes and diners, all of which give it a manageable yet interesting atmosphere. Toluca Lake's residential streets have a relaxed feel. The neighborhood's residents also have quick access to the 134, 101, and 170 freeways.



Built in 1988

Essential Information

MLS® # SR25063835

Price	\$13,000,000
Bedrooms	6
Bathrooms	6.00
Acres	0.18
Year Built	1988
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Cindy Hill
Listing Office	Equity Union

Community Information

Address	4651 Cahuenga Boulevard
Area	TUL - Toluca Lake
Subdivision	N/A
City	Toluca Lake
County	Los Angeles
Zip Code	91602

Amenities

Parking Spaces	35
# of Garages	35
Pool	None

Exterior

Lot Description	Rectangular Lot
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Interior

# of Stories	1
Stories	One

Additional Information

Date Listed	March 24th, 2025
Days on Market	17
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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