

\$588,000 - 5844 Brookfield Street, East Los Angeles

MLS® #SR25188661

\$588,000

2 Bedroom, 1.00 Bathroom, 917 sqft

Residential on 0 Acres

N/A, East Los Angeles,

Fantastic opportunity on a corner lot in East Los Angeles! This 2-bedroom, 1-bath home with a 2-car detached garage and bonus space is ready for vision and creativityâ€”perfect for buyers looking to renovate and make it their own, or for investors and developers seeking a project with big upside. The home sits on a 5,226 sq ft corner lot, offering multiple pathways: remodel and update the existing structure for modern living, convert the detached garage into an ADU for additional income or extended family, or explore redevelopment under Californiaâ€™s SB 9 (Two-Unit Housing Law), which allows for two units on the lot or a potential lot split creating two ~2,613 sq ft parcels, each eligible for up to two primary residences. Buyers are encouraged to verify possibilities with L.A. County Planning. Recent updates include significant plumbing improvements completed in 2024, with all water lines replaced, new ABS piping installed from the house to the driveway, a two-way cleanout added, and the sewer line relined from the home to the main line at the streetâ€”offering peace of mind for future ownership. The location is on the rise with ongoing infrastructure improvements along Whittier and Olympic Boulevards and the planned Metro E Line Eastside Transit Corridor Phase 2 extension toward Whittier, enhancing future connectivity and value. Enjoy nearby amenities including Belvedere Community Regional Park and Aquatic Center,



Citadel Outlets, The Shops at Montebello, and convenient access to the 60, 5, and 710 freeways. The home is also served by Schurr High School within the Montebello Unified School District, a campus recognized for both academic offerings and a vibrant, diverse student community. For those pursuing higher education, the property is within approximately 30 minutes of both BIOLA University in La Mirada and California State University, Long Beach. And for weekend getaways, coastal escapes like Huntington Beach and Sunset Beach are within easy reach, making beach days a natural extension of Southern California living. Whether youâ€™re an investor looking for development potential or a homebuyer ready to design your dream home, this property delivers rare flexibility in a central East L.A. location.

Built in 1951

Essential Information

MLS® #	SR25188661
Price	\$588,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	917
Acres	0.12
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

Community Information

Address	5844 Brookfield Street
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Area	ELA - East Los Angeles
Subdivision	N/A
City	East Los Angeles
County	Los Angeles
Zip Code	90022

Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	None
Pool	None

Exterior

Exterior	Stucco, Frame, Wood Siding
Exterior Features	Awning(s)
Lot Description	Corner Lot, Front Yard, Street Level, Yard, Near Public Transit
Roof	Composition
Construction	Stucco, Frame, Wood Siding
Foundation	Raised

Interior

Interior	Laminate, Tile, Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, All Bedrooms Down, Tile Counters
Appliances	Water Heater
Heating	Floor Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Montebello Unified
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Additional Information

Date Listed	August 27th, 2025
Days on Market	13

Zoning	LCR1YY
Short Sale	N
RE / Bank Owned	N

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