

\$620,000 - 4910 Gratian Street, Los Angeles

MLS® #SW24232914

\$620,000

2 Bedroom, 2.00 Bathroom, 1,021 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to this charming single family property, a gem perfect for those who appreciate both comfort and potential income! This 2 bedroom 2 bath home has been converted into 3 units (unpermitted). The Left side unit consists of a studio style unit. The middle unit is a 2 bedroom 2 bath unit. The Right side unit is another studio style unit. Live in one unit and rent the others.

Nestled in the inviting community of East Los Angeles, this home is surrounded by practical and pleasurable amenities. Just a short stroll away, the renowned James A. Garfield High School offers excellent educational opportunities, while the Cal State LA Station ensures your commute is as breezy as the California wind. Need to dash for some groceries? El Super is within reach to save the day or perhaps to save dinner!

For those who enjoy a good breath of fresh air, City Terrace Park provides a lush backdrop for walking or a delightful picnic with breathtaking views of the surroundings. For quick getaways or public transport, Atlantic Blvd/Avenida Cesar Chavez offers numerous bus routes, connecting you efficiently to various parts of the city.

Not to be overlooked, the hidden gem of this property is its basement - a space brimming with potential, whether you wish to convert it into a hobby area, storage space, or perhaps



an impromptu underground lair (cape and mask not included).

Whether you’re starting a new chapter, looking for a practical living solution, or adding to your portfolio, this property checks all the boxes. Make it yours and craft a living space that even the most discerning superhero would envy!

Built in 1924

Essential Information

MLS® #	SW24232914
Price	\$620,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,021
Acres	0.07
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Addie Nava
Listing Office	JV International, Inc.

Community Information

Address	4910 Gratian Street
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90022

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
# of Garages	2

Pool	None
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Exterior

Exterior	Drywall
Lot Description	ZeroToOneUnitAcre
Construction	Drywall

Interior

Interior	Tile, Vinyl
Interior Features	See Remarks
Cooling	See Remarks
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
High	Garfield

Additional Information

Date Listed	November 12th, 2024
Days on Market	188
Zoning	LCR2YY
Short Sale	N
RE / Bank Owned	N

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