

# \$2,175,000 - 517 N Hoover Street, Los Angeles

MLS® #19442388

## \$2,175,000

0 Bedroom, 0.00 Bathroom,  
Residential Income on 0.00 Acres

N/A, Los Angeles, CA

THE MARKET HAS MET THIS PRICE FOR THESE 2 LOT PRIME DEVELOPMENT SITES: R3 TIER 3 TWO LOTS 15k SF! TWO LOTS, THIS IS ONE OF THEM, BOTH R3 DEVELOPMENT SITES!! DO NOT DISTURB OCCUPANTS! The HOOVER DEVELOPMENT SITE is a Remarkable Opportunity for 2 SIDE BY SIDE LOTS, approximately 15,000 Sq.Ft. Total for Both Lots (must be sold concurrently). Zoned LAR3, TOC TIER 3. Both Lots are: 511 N. Hoover (APN 5539-028-014) and 517 N. Hoover (APN 5539-028-013). Currently 2 Craftsman Homes, both Owner Occupied. Nothing under Rent Control! Located in the Los Angeles City Transit Oriented Communities Affordable Housing Incentive Guidelines (TOC Guidelines) in a TIER 3 Area! Our Hypothetical Analysis assumes a Developer might be able to Entitle the Development for possibly 33 to hopefully 40 Residential Units, subject to City approval. Located close to a Wide Variety of Dining & Hot Spots, as well as Private and Public Schools. Priced to Sell NOW at UNDER \$300 Per Square Foot!



Built in 1910

## Essential Information

MLS® #	19442388
Price	\$2,175,000
Bathrooms	0.00

Lot Size	7,499
Year Built	1910
Type	Residential Income
Status	Pending
# Of Units	1

### **Community Information**

Address	517 N Hoover Street
Area	671 - Silver Lake
Subdivision	N/A
City	Los Angeles
County	Los Angeles
State	CA
Zip Code	90004

### **Amenities**

Parking	Garage, Tandem
Garages	Garage, Tandem

### **Additional Information**

Date Listed	March 9th, 2019
Days on Market	234
Zoning	LAR3
HOA Fees	0.00

### **Listing Details**

Listing Agent	Bruce Jay
Listing Office	Bruce Jay Associates

Based on information from California Regional Multiple Listing Service, Inc. as of October 23rd, 2021 at 12:44pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.