

# \$999,999 - 1117 N Alexandria Avenue, Los Angeles

MLS® #21780348

## \$999,999

0 Bedroom, 0.00 Bathroom,  
Residential Income on 0.15 Acres

N/A, Los Angeles, CA

Opportunity Zone Located Investment in East Hollywood. Upside potential on rents. Existing triplex with city approval to construct an ADU in garage to make this a 4 unit property. Even without the garage, there is plenty of parking for each unit on this 6,541 sq ft lot. The upstairs unit is spacious and has 2 bedrooms and views. The downstairs units are well laid out with 1 bedroom and 1 bath each. The triplex is in need of updating but has much of the solid wood cabinetry, solid wood floors and original fixtures which is what we are discovering that many Eastside Seekers want. The building has newer copper plumbing, water heaters, dual-pane windows, and sewer line work. Foundational piers and post tuneup was performed. Even though, the property recently passed the periodic L.A. City Housing inspection with no outstanding or flagged items, it is being marketed as a fixer and therefore being sold as-is for land value. Proximity to restaurants, shops, LA City College and Metro Red Line. The existing tenants have been excellent tenants and paid rent all through COVID with no excuses or problems at all. Owner is not interested to offer compensation to any of the legacy tenants to vacate or propose cash for keys. If any potential Buyer wishes this scenario, they would do so after close of escrow and not during escrow. Please do not approach or make contact with the tenants.

Built in 1924



## Essential Information

MLS® #	21780348
Price	\$999,999
Bathrooms	0.00
Lot Size	6,541
Year Built	1924
Type	Residential Income
Status	Active
# Of Units	3

## Community Information

Address	1117 N Alexandria Avenue
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
State	CA
Zip Code	90029

## Amenities

Parking Spaces	7
Parking	Assigned
Garages	Assigned

## Interior

Interior	Wood
Cooling	None
# of Stories	2

## Additional Information

Date Listed	September 4th, 2021
Days on Market	50
Zoning	LARD2
HOA Fees	0.00

## Listing Details

Listing Agent	Frank Paul Barbano
Listing Office	Barbano Realty

Based on information from California Regional Multiple Listing Service, Inc. as of October 23rd, 2021 at 12:44pm PDT.

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