

# \$2,350,000 - 1236 N Edgemont Street, Los Angeles

MLS® #21787180

**\$2,350,000**

0 Bedroom, 0.00 Bathroom,  
Residential Income on 0.33 Acres

N/A, Los Angeles, CA

1236 North Edgemont Street is a charming five (5) unit property located in East Hollywood. The 4,820 square foot property is located on a HUGE 14,459 square foot lot zoned LAR3 in TOC Tier 3. Eighteen (18) units can be built by right, and up to thirty (30) units can be built with the TOC density bonus (BUYER TO VERIFY) or ADUs may be added in the rear. The property is made up of four (4) cottage style two bedroom, one bath units that have formal dining areas and their own private yards and in-unit washer & dryer units. There is one three bedroom one and a half two story unit and AMPLE parking available for all. The current owner has maintained the property well, replacing all plumbing to copper and updating all roofs. Each unit is separately metered for gas and electricity, and has its own H2O heater, keeping expenses low. The property is very well located just South of Fountain Ave. and West of Vermont Ave, in the East Hollywood area, adjacent to Virgil Village. It's within close proximity to everything Hollywood and Los Feliz have to offer; like Square One, The Good Good, Melody, Found Oyster, Friends & Family, and many other restaurants & bars! Moreover, the property is just minutes away from the 101 freeway and has many nearby public transportation options. This location is deemed a walkers paradise with a walk score of 93 out of 100, given its close proximity to restaurants, grocery stores, and every day necessities. Kaiser Permanente Hospital, Childrens Hospital and Los Angeles



City College (LACC) are within one mile of the property as well as many Studios providing many local employment opportunities in the local area. Please note two adjacent lots are included in this sale APN: 5540-012-015 & 5540-012-017. Please do not disturb tenants!

Built in 1948

### Essential Information

MLS® #	21787180
Price	\$2,350,000
Bathrooms	0.00
Lot Size	14,459
Year Built	1948
Type	Residential Income
Style	Cottage
Status	Active Under Contract
# Of Units	5

### Community Information

Address	1236 N Edgemont Street
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
State	CA
Zip Code	90029

### Amenities

Parking Spaces	8
Parking	Private
# of Garages	5
Garages	Private

### Interior

Appliances	Refrigerator
Heating	None

### Additional Information

Date Listed	September 23rd, 2021
Days on Market	73
Zoning	LAR3
HOA Fees	0.00

### **Listing Details**

Listing Agent	Nicole Apostolos
Listing Office	Keller Williams Realty Encino-Sherman Oa

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2021 at 8:16pm PST. 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.