

\$695,000 - 5908 York Boulevard, Los Angeles

MLS® #320007842

\$695,000

3 Bedroom, 1.00 Bathroom, 1,424 sqft
Residential on 0.13 Acres

Not Applicable-105, Los Angeles, CA

Calling all Investors! This a single family with two illegal single units in rear, a fixer-upper, redevelopment opportunity located in Highland Park. This Property is conveniently located near Dodger stadium, the Hollywood Bowl, Griffith Observatory, LA Zoo and so much more that LA has to offer. This 1,424 square foot property sits on a 5,599 square foot lot. Buyer to conduct thorough due diligence on property. Property will be sold as-is. Cash and/or Hard Money offers only. No-Contingency offers only. Bring all offers, must sell, investor special. Buyers to check with city and do their own due diligence on permits and zoning.

Built in 1911

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 320007842 |
| Price | \$695,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,424 |
| Lot Size | 5,600 |
| Year Built | 1911 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active Under Contract |

Community Information



DEPARTMENT OF CITY PLANNING
GENERALIZED SUMMARY OF ZONING REGULATIONS
Updated March 2020

| Zone | Use | Maximum Height | | Required Yards | | | | Minimum Area | | Min. Lot Width | Parking Required |
|--|---|----------------|------|---|--|--|--|--|--|----------------|---|
| | | Stories | Feet | Front | Side | Rear | Per Lot | Per Dwelling Unit | | | |
| C1 | Limited Commercial Lunar Retail Stores < 100,000 sq-ft, Office or Business, Hotels, Amusement and Clubs, Drinking Establishments, and other uses for Churches, Schools, Museums, R3 Uses. | Unlimited (5) | | | For corner lots, lots adjacent to A, B, C, D, E, or F Zone, or residential uses, 10% lot width, 10 ft max; 3 ft min, +1 ft for each story over 2", up to 16 ft | | For residential uses of zoning A or B Zone, 12 ft; 12 Zone, 12 ft; +1 ft for each story over 2", up to 16 ft | Same as R3 Zone for residential uses; otherwise none | | | |
| C1.5 | Limited Commercial C1 Uses - Retail, Theaters, Health, Broadcasting Studios, Parking Buildings, Parks and Playgrounds, R4 Uses. | | | | For other lots not required, 2 ft min | | Same as R3 Zone for residential uses; otherwise none | | | | |
| C2 | Commercial C1.5 Uses, Retail w/ Limited Manufacturing, Service, Repair and Garages, Retail Consp., Business, Churches, Schools, Auto Sales, R4 Uses. | | | None | None for commercial uses, same as R4 Zone for residential uses at lowest residential story | | Same as R3 Zone for residential uses; at lowest residential story, otherwise none | | | | |
| CA | Commercial C2 Uses with Limitation, R4 Uses. | | | | | | | | | | |
| C5 | Commercial C2 Uses, Limited Floor Area for Manufacturing of CM Zone Type, R4 Uses. | | | | | | | | | | |
| CM | Commercial Manufacturing Wholesale, Storage, Clinics, Limited Manufacturing, Limited C2 Uses, R4 Uses. | | | | None for commercial uses, same as R4 for residential uses. | | Same as R3 Zone for residential uses; otherwise none | | | | |
| Loading Space: Hospitals, hotels, institutions, and every building where lot abuts an alley. Minimum loading space is 400 sq-ft; additional space for buildings > 55,000 sq-ft of Floor Area. None for apartment buildings < 30 units, in accordance with Section 12.21 C of the LASC. | | | | | | | | | | | |
| Manufacturing | | | | | | | | | | | |
| MR1 | Restricted Industrial C4 Uses, Limited Commercial and Manufacturing, Clinics, Media Production, Limited Machine Shop, Animal Hospitals and Kennels. | Unlimited (5) | | 5 ft for lots < 100 ft deep, 15 ft for lots > 100 ft deep | None for industrial or commercial uses, same as R4 Zone for residential uses (5) | None for industrial or commercial uses, same as R4 Zone for residential uses (5) | None for industrial or commercial uses; same as R4 for residential uses (5) | | | | See separate parking handbook pursuant to Sec. 12.21 A, 16 of the LASC. |
| M1 | Limited Industrial M1 Uses, Limited Industrial and Manufacturing Uses, no R3 Zone Uses, no Hospitals, Schools, Churches, and Enclosed C2 Uses, Fireworks, Telecommunications, Household Storage. | | | None | | | | | | | |

CP-7150 (3/23/20)

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|-------------|---------------------|
| Address | 5908 York Boulevard |
| Area | 632 - Highland Park |
| Subdivision | Not Applicable-105 |
| City | Los Angeles |
| County | Los Angeles |
| State | CA |
| Zip Code | 90042 |

Amenities

| | |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

Interior

| | |
|---------|-----|
| Stories | One |
|---------|-----|

Additional Information

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|----------------|----------------------|
| Date Listed | September 28th, 2021 |
| Days on Market | 99 |
| Zoning | LAC2 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|--------------------|
| Listing Agent | Eric Bidkhanian |
| Listing Office | First Class Realty |

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