

1042-1044 S. Bedford Street

Los Angeles, CA 90035

cresa 

FOR SALE | 4 Unit Apartment Building - Ideal For Owner-Occupier

FOR SALE

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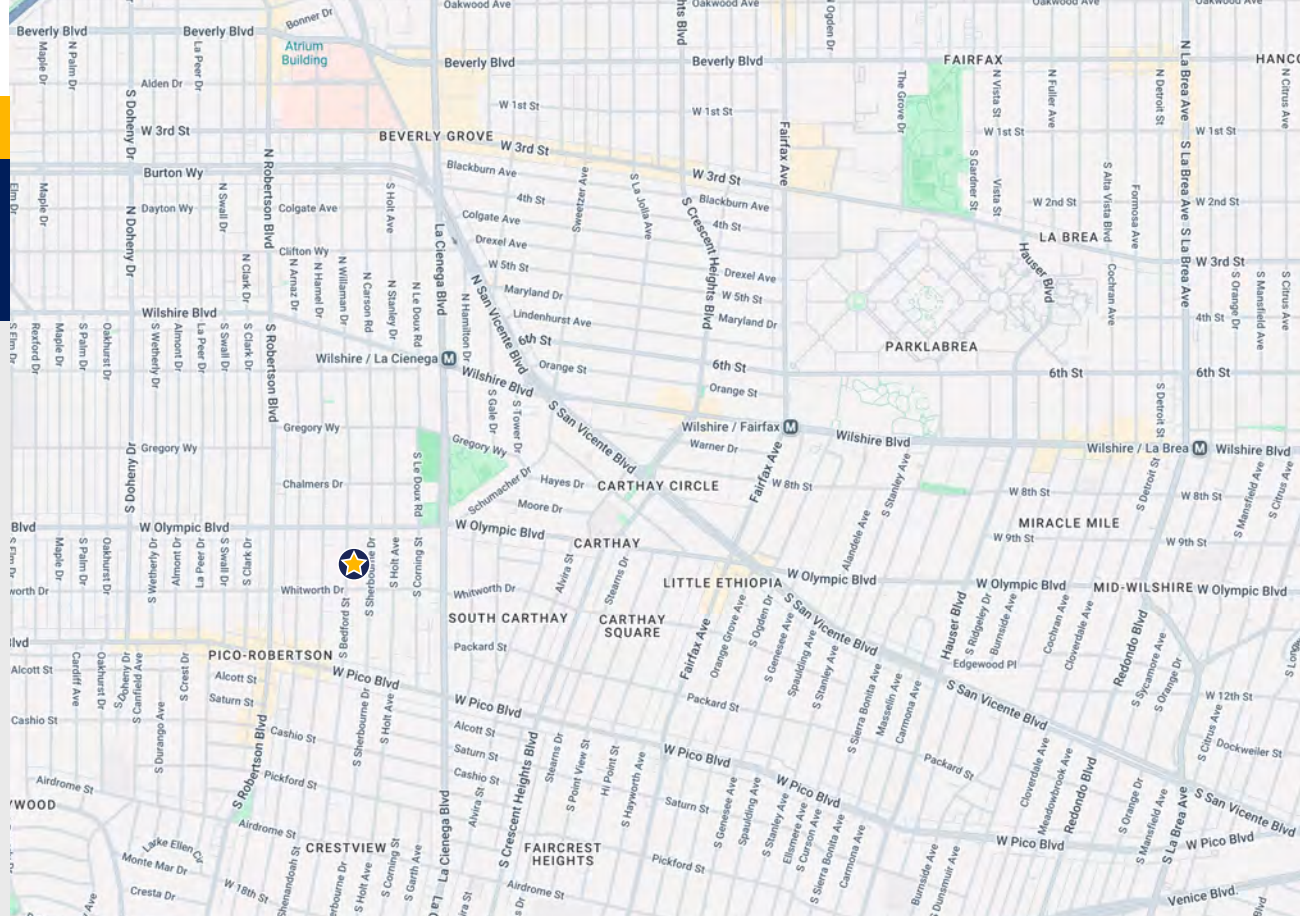
Property Overview

The building is a four-unit property located on South Bedford Street, between Olympic and Pico Boulevard, west of La Cienega Boulevard. The fourplex, built in 1940, consist of approximately 3,982 square feet and sits on an approximately 6,728-square-foot lot zoned LAR3.

The property offers an excellent mix of two 1-bedroom, 1-bathroom units, one 2-bedroom, 1-bathroom unit, and one 2-bedroom, 1.5-bathroom unit. The upstairs 2-bedroom unit is currently vacant and beautifully remodeled, presenting an ideal opportunity for an owner-user or for maximizing rental income immediately.

The property generates additional income from on-site laundry facilities and detached 4-car garage parking. An additional small exterior common area in the back is ideal for a future garden and barbecue area. The structure has been earthquake-retrofitted and anchored to its foundation.

Located just blocks from Beverly Hills, La Cienega Park, Century City, and the Grove, with an exceptional Walk Score of 96, residents benefit from proximity to an array of lifestyle amenities in the area. The property is in a high-demand retail location, with convenient access to both Beverly Hills and Century City.



Building Details



Address

1042 – 1044 S. Bedford Street
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Number of Units

4



Parcel

4332-021-038



Price

\$2,050,500.00



Building SF

3,982 SF



Lot Size SF

6,728 SF



Year Built

1940



Parking

4 garage spaces plus
2 surfaces spaces



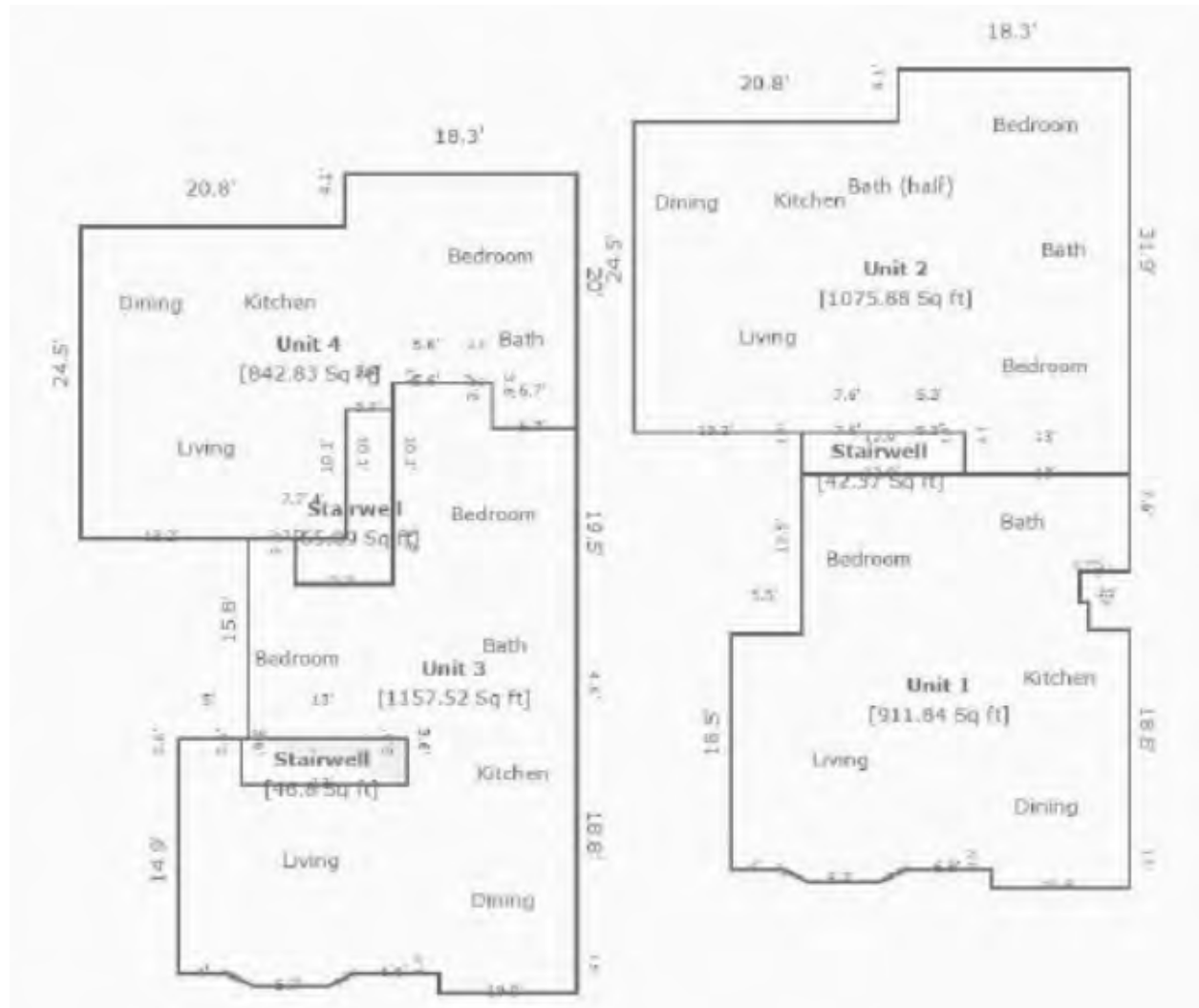
Zoning

LAR3

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FLOOR PLAN



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INTERIOR PHOTOS

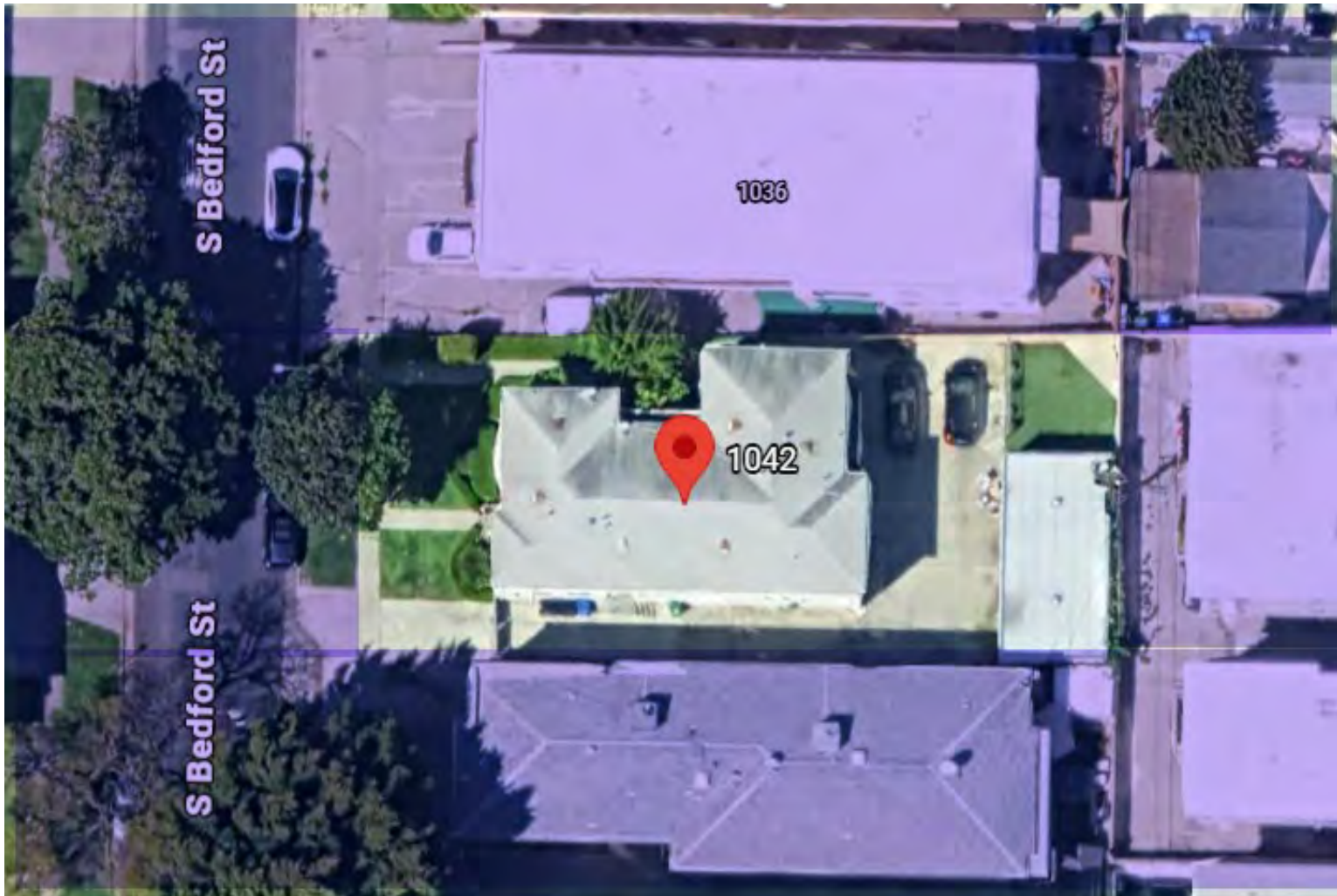
VACANT UNIT

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AERIAL OVERVIEW



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PICO ROBERTSON

One of Los Angeles' most established and diverse Westside neighborhoods, located just south of Beverly Hills and west of Mid-City. It is especially known for its strong community, walkability, central location, and vibrant dining scene.

Neighborhood Highlights

Location & Accessibility

- Centrally located between Beverly Hills, Century City, Culver City, and West Hollywood
- Convenient access to major employment hubs including Century City and Downtown LA via nearby I-10 and surface streets
- Minutes from Beverly Hills and Century City

Walkability & Lifestyle

- Known for being a highly walkable neighborhood with restaurants, grocery stores, cafés, synagogues, and retail along Pico Boulevard
- Sidewalks and pedestrian-friendly streets make it popular among families and professionals
- Offers an urban residential feel while maintaining a strong neighborhood identity

Dining, Shopping, Recreation & Nearby Attractions

- West Pico Boulevard serves as the neighborhood's main commercial corridor. Popular destinations include:
 - Numerous Mediterranean, Israeli, Persian, and kosher restaurants
 - Century City Mall (Westfield Century City)
 - Roxbury Park
 - Rancho Park Golf Course
 - Museums and entertainment venues across the Westside

Housing Characteristics

- Housing consists primarily of:
 - Condominium buildings
 - Apartment complexes
 - Townhomes
 - A smaller number of single-family homes and newer construction
- Many Streets feature classic Spanish-style architecture mixed with newer construction

IDEAL FOR:

Families, professionals, investors, and anyone looking for a community-focused neighborhood with convenient access to major Los Angeles business and entertainment districts.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Cresa in compliance with all applicable fair housing and equal opportunity laws.

Guy Eisner is acting as a licensed real estate broker and as one of the principals.

For more information, please contact:

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