

EXCLUSIVE LISTING!

1118 S Sycamore Ave, Los Angeles, CA 90019



Property Overview

Subject Property:	1118 S Sycamore Ave Los Angeles, CA 90019
Price:	\$1,770,000
Price Per Unit:	\$885,000
Price per SF:	\$453
Year Built:	1928
Building Area:	3,906 SF
Lot Size:	5,859 SF
APN#:	5084-020-019
Zoning:	LARD1.5-1XL
Unit Mix:	2 x 3B + 1.75B

Property Highlights

- IDEAL OWNER-USER OPPORTUNITY in an incredible location
- Occupy and renovate one expansive residence while retaining rental income from the second unit
- 1928 SPANISH CHARACTER- Classic Los Angeles architecture with an excellent foundation for renovation
- Two spacious 3-bedroom / 1¾-bathroom residences
- ±1,950 SF PER UNIT -Unusually large floorplans offering true single-family residential scale
- TWO GARAGES -Dedicated on-site garage parking serving the property
- Good bones and value Add opportunity. Renovated units selling much higher \$/SF
- Close proximity to shops and dining
- CENTRAL LOS ANGELES LOCATION-Convenient access to Miracle Mile, Beverly Grove, West Hollywood, Hancock Park, Beverly Hills and surrounding employment and lifestyle destinations



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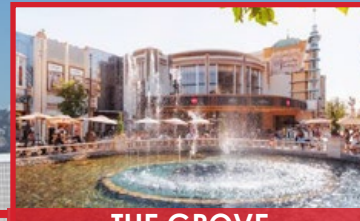
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