



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 2469 East 7th Street . Central LA , CA 90023

**4 units located at 2469 E 7th Street in Los Angeles, California. Built in 2020, all units are currently vacant with Certificate of Occupancy approximately by November 1st. This brand new multifamily building sits on 6,968 square feet of land with 6,071 square feet of rentable area and consists of all (4)- four bed / three bath units. For more information contact the listing agent, Filip Niculete 818-212-2748 Filip.Niculete@marcusmillichap.com**

## Listing Info

Listing ID: 2662  
**Sold**

For Sale

**\$2,050,000**

Listing Presented by

Posted: 03/13/2021 4:44 pm | On HOMEiZ: 1160 days | Updated: 3 years ago | Views: 492

## Location Map



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$2050000
Last Sold Price	\$2050000

Last Sold Date	03/11/2021
Total Lot Size	6,968.00 Sq. Ft.
Asking Price per Sq. Ft.	\$338
Total Building Size Sq. Ft.	6071
Commission Split %	Contact listing agent%
Cap Rate %	6.57%
Gross Annual Income	\$0
Net Operating Income	\$134685
Gross Rent Multiplier	11.86
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$25625

## Property Location & Description

Listing Headline	4 units located at 2469 E 7th Street in Los Angeles, California. Built in 2020, all units are currently vacant with Certificate of Occupancy approximately by November 1st. This brand new multifamily building sits on 6,968 square feet of land with 6,071 square feet of rentable area and consists of all (4)- four bed / three bath units. For more information contact the listing agent, Filip Niculete 818-212-2748 Filip.Niculete@marcusmillichap.com
Rent control	Non Rent Control

Property Description	Built in 2020, all units are currently vacant with Certificate of Occupancy approximately by November 1st. This brand new multifamily building sits on 6,968 square feet of land with 6,071 square feet of rentable area and consists of all (4)- four bed / three bath units. Furthermore, tenants have the luxury to of using the 6th Street Viaduct which is expected to be completed in the Summer of 2022. This \$588 million Viaduct is the largest bridge project to be built in the history of Los Angeles. It will serve as the vital connection between Arts District and the historic neighborhood of Boyle Heights. Upon completion, a 12 acre park will be constructed underneath the structure which will provide easy access to the Los Angeles River, public art, recreational programming and more.
Location Description	The property is well located in Boyle Heights just minutes from all the premier dining, entertainment and shopping that The Arts District, Downtown LA and LA Live has to offer. Tenants enjoy close proximity to Urth Caffe, Blue Bottle Coffee, Bestia, Bavel and many more famed coffee and restaurants!
No. of Units	4
Price per Unit	\$512500

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent

1.  
4+3  
1  
1386  
2.  
4+3  
1  
1386  
3.  
4+3  
1  
1386  
4.  
4+3  
1  
1386  
5.

APN / Parcel ID 5189-006-006

Zoning LARD1.5

Occupancy % 0%

Vacant Yes

Construction Type Wood & Stucco

No. Stories 2

Year Built 2020

Overall Property Condition Excellent

Highlights Individually Metered for Water, Gas & Electric

All Units Vacant

	Built in 2020, Brand New
	On-Site Garage Parking w/ Alley Access
	High-End Appliances

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	No Data

## Investment Overview

Type of use	Investor
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### Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No

Roof	No
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## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	
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