

Residential For Sale | Home | Duplex/Triplex/Fourplex

# 1967 & 1969 Preuss Road . Beverlywood , CA 90034

**Development Deal in Prime Beverlywood Los Angeles, California. Zoning LARD1.5. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423**

1296 sq. ft.

Posted: 12/06/2021 11:59 am | On HOMEiZ: 879 days | Updated: 2 years ago | Views: 694

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$1850000
Last Sold Price	\$1850000
Last Sold Date	12/06/2021
Total Finished Sq. Ft.	1296

## Listing Info

Listing ID: 2969  
Sold

For Sale

**\$1,850,000**

Listing Presented  
by

Total Lot size	8,684 Sq. Ft.
Price per Sq. Ft.	\$1427
No. of Units	Triplex (3)
Unit #1 Total sq. ft.	N/A
Unit #2 Total sq. ft.	N/A
Unit #3 Total sq. ft.	N/A
Unit #4 Total sq. ft.	N/A
Year built	1942
Overall Property Condition	Good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$23125
HOA dues - \$ per month	\$ No HOA dues
Commission Split %	Contact Listing agent %

## Financing

This property can be financed	
Conventional Loan	Yes
FHA Loan	No
VA Loan	No
Mello-Roos	No

USDA / RHS Loans	No
Hard Money Loan	Yes

## Property Location & Description

Listing Headline	Development Deal in Prime Beverlywood Los Angeles, California. Zoning LARD1.5. For more information contact the listing agent, Michael Monempour michael.monempour@kidder.com (310) 270-8423
Property Description	Existing Triplex consisting of 2,160 SF of improvements situated on 8,648 SF of land of zoned LARD 1.5. The site allows for a Developer to build 7 townhomes by right (non-discretionary approval).
Location Description	Located in the heart of Beverlywood neighborhood.

## Property Information

Community Features	Sidewalks Street Lighting
View	None

## Building and Construction

Basement	None
Exterior	Stucco Wood products
# of Stories	1
Additions to home Structural	No Data
Basement sq. ft.	None

## Room Features

## Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Other

## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Off-street On-street
# of Covered Parkings	No Data
Garage sq. ft.	0

## 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

## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS Listing #	Not in MLS
MLS URL of this listing to link to your own site or brokerage site	

## Open house

Date	
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