



Danny Mahelka

www.homesbydanny.com

Your #1 Choice for a Real Estate Consultant

(310) 887-0220

7621 Norton Ave
West Hollywood, CA 90046

2
of Units

2,353/Assessor
Sqft

6,431 Lot Size
Assessor

Income **\$**
LP \$2,195,000 **Active**



Area	10 West Hollywood Vicinity
Subdivision	
List Price Per Sqft	\$932.85
Vacancy	0
Total Bedrooms	5
Total Bathrooms	3.50
MLS#	26638003
APN	5530-008-029

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.50	No	\$6,500.00	\$6,500.00	\$6,500.00
Unit 2	1	2	1.00	No	\$3,950.00	\$3,950.00	\$3,950.00

Directions: North of Santa Monica Blvd, West of N La Brea Ave, South of Fountain Ave, East of N Fairfax Ave.

Remarks: This beautifully updated Spanish-style duplex presents a rare opportunity to own or reside in a gated fully mature hedged private property in the heart of vibrant West Hollywood, offering an exceptional balance of lifestyle, location, and serene privacy. Just moments from premier restaurants, boutiques, and local markets, the property seamlessly blends timeless character with modern functionality and strong investment appeal. The duplex features two spacious units. The owner's 3 bedroom plus 2.5 Bathroom townhouse residence, delivered vacant, offers a thoughtfully designed layout with an en-suite primary bedroom on the main level, along with a gracious living room, den, dine-in kitchen, and powder room. Upstairs, two additional bedrooms and a full bathroom provide flexible living options ideal for family, guests, or a home office. The secondary unit includes two generously sized bedrooms with ample closet space, a luxurious full bathroom, and a gourmet kitchen that opens to a bright and inviting family room, perfect for comfortable everyday living or rental income. Outdoor spaces elevate the property further, highlighted by a large newly constructed patio designed for alfresco dining and entertaining. Planters are already in place for creating your own organic garden, while the built-in barbecue and expansive layout provide ample space for relaxing and hosting gatherings. The front patio, surrounded by lush landscaping and tall hedges, offers a private and tranquil retreat with excellent ambiance. A gated motor court and three car garage provide abundant off-street parking, with additional potential to convert or finish the garage for added living space or supplemental income (buyer to verify). Offering timeless Spanish charm, modern updates, and exceptional versatility, this property is a rare find in one of Los Angeles' most sought after areas.

Agent Remarks: Please email Alexwallrealestate@gmail.com and Danny@LASold.net with the time and date of your showing request. Back unit can be delivered vacant or current tenant can remain in the unit, please call for details.

Showing Remarks: Please email Alexwallrealestate@gmail.com and Danny@LASold.net with the time and date of your showing request.

Income Details		Structure Info		Contract Info		DOM 14
Scheduled or Actual	Scheduled	Type of Units	2	List Date	01-15-2026	
Rent Control %		Year Built/Source	1921/Assessor	List Price	\$2,195,000	
GOI	\$125,400	Stories	0	Orig List Price	\$2,195,000	
Total Expense	\$0	Buildings	1	Status Date	01-15-2026	
NOI	\$0	Security	Gated	Change Date/Type	01-23-2026/Active	
Gross Income	\$125,400	Sewer	In Street	Sale Type	Standard	
Cap Rate		Style	Spanish	Listing Type	Exclusive Right	
GRM	0.00	Property Cond	Updated/Remodeled	Disclosure	None	
Actual AGR		View	Courtyard	Seller Concessions?	Yes	
Actual GAI		Water		Scope Of Service	Full Service	
Gross Equity		Price Per Unit				
Owner Pays		Type of Business				
Actual Rent Total		Water Heaters				
Financial Info As Of		Direction Faces	Faces East			
Tenant Pays		ADA Compliance				
Vacancy Allowance \$		Additions/Alterations				
Vacancy Allowance %		Building Permit				
Lease Mo/Yr Terms		Personal Prop \$				
		Personal Prop %				
		Water Heater Feat				
		Levels	Two Level			

Land/Lot Info	
Zoning	WDR2*
Addl Parcel	
Rent Control	
Land Type	
Lot Dimen/Source	50x130/AS/310
Lot Acreage	0.148
Alley	
Paved	
Price Per Acre	
Lot Descr.	Exterior Security Lights, Fenced Yard
Lot Location	

Community/Development	
Complex/Assoc Name	
Complex/Assoc Phone	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Community Features	
Assoc Pet Rules	
Assoc Amenities	
Assoc Fees Include	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	

Parking Details	
Parking Type	Garage - 3 Car, Auto Driveway Gate, Controlled Entrance, Gated, Garage Is Detached, Garage, Private, Private Garage, RV Possible, Driveway, Driveway - Concrete
Total Spaces	6
Covered Spaces	3
Uncovered Spaces	3
Garage Spaces	3
Carport Spaces	
Garage Structures	

Interior Features	
AC/Cooling	Central
Heating	Central
Equip/Apppl	Alarm System, Cable, Dishwasher, Microwave, Range/Oven, Refrigerator, Washer, Dryer, Barbeque, Hood Fan, Garbage Disposal
Flooring	Hardwood
Laundry	Garage
Laundry Equip	
Rooms	Breakfast Bar, Den, Dining, Patio Enclosed, Powder
Interior Features	
Kitchen Features	
Bathroom Features	Remodeled
Bedroom Features	
Common Walls	Attached
Cooking Appliances	Cooktop - Gas
Disability Access	
220-Volt Location	In Garage
TV Services	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Foundation Details	
Other Struc Feat	Barbecue Private
Other Structures	None
Patio Feat	Other - See Remarks
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

Unit(s) Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	
# w/Gas Meter	
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	

Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	\$517,711
Assessed Improvement %	24.93
Assessed Land Value	\$1,558,824
Assessed Land %	75.07
Assessed Total Value	\$2,076,535
Transfer Taxes (Y/N)	

Location	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	

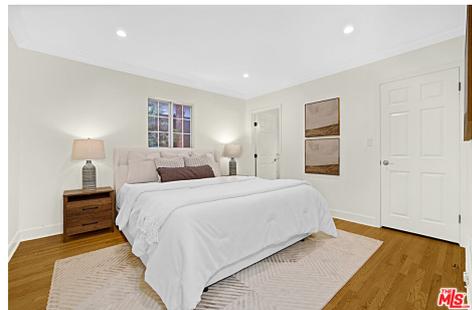
Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

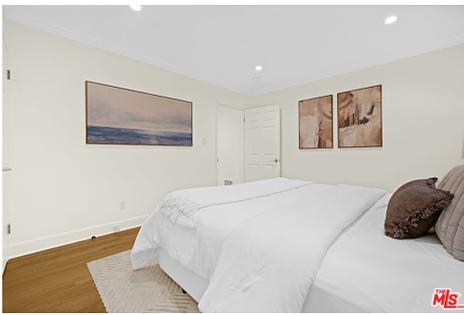
Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

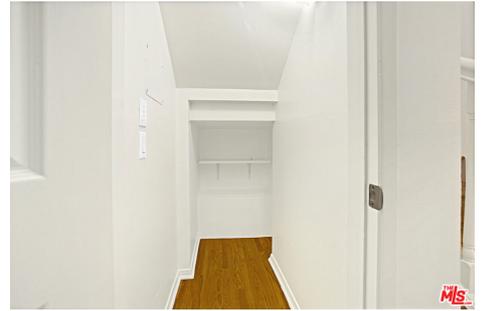
	Alex Wall Coldwell Banker Realty DRE#: 00616212 Seller's Agent1 CALDRE#: 02163772
Phone / Cell	p: 706-202-9303 / c: 706-202-9303
Email	Alexwallrealestate@gmail.com
Fax	
Office Phone / Fax	p: 310-777-6200

	Danny Mahelka Coldwell Banker Realty DRE#: 00616212 Seller's Agent2 CALDRE#: 01170359
Phone / Cell	p: 310-887-0220 / c: 213-359-4097
Email	Danny@LASold.net
Fax	
Office Phone / Fax	p: 310-777-6200

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Danny Mahelka CALDRE# 01170359







Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Danny Mahelka CALDRE# 01170359