

**1,068 SF Main House &
480 SF Permitted Rec Room!**

**5552 BARTON AVE
LOS ANGELES, CA 90038**



PROPERTY HIGHLIGHTS

- Spacious 7,052 SF LARD1.5 lot with development and/or ADU potential!
- 1920's home in the heart of Hollywood!
- 2-bedroom, 1-bathroom main house with 1,068 SF of living space and a permitted 480 SF recreation room with a half bath - ideal for home office or creative use.
- Total usable space of approximately 1,548 SF
- Long driveway provides tandem parking for at least two vehicles.
- Hardwood and tile flooring throughout
- Close to Santa Monica Blvd, Western Ave and 101 Freeway access
- Near top local dining options including Osteria La Buca, Ggiata Delicatessen and Great White
- Less than half a mile from the new Echelon Studios complex, a 550,000 SF project of new production studio, office, and retail space set to be completed this year!

ABOUT THE PROPERTY



PRICE
\$995,000



LOT SIZE
7,052 SF



ZONING
LARD1.5



BUILDING SIZE
1,548 SF



PRICE PER SF
\$642.76

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LOS ANGELES
CA 90038

PROPERTY SUMMARY



PROPERTY SUMMARY

| | |
|--------------|---------------|
| Type: | Single-Family |
| Price: | \$995,000 |
| Lot Size: | 7,078 SF |
| Building SF: | 1,548 SF |
| Zoning: | LARD1.5 |
| Year Built: | 1921 |
| Bedrooms: | 2 |
| Bathrooms: | 1.5 |

PROPERTY OVERVIEW

Built in 1921, the home offers 1,068 square feet of interior living space plus a permitted 480 square foot recreation room with a half bath, ideal for a home, office, creative studio, or potential future conversion. Additional features include hardwood and tile flooring, a long driveway with tandem parking for at least 2 cars. With zoning that allows for future development, this property presents an excellent opportunity for end-users and investors alike.

LOCATION OVERVIEW

Located in the heart of Hollywood! Just east of Western Ave and south of Santa Monica Blvd with close proximity to the 101 Freeway for convenient commuting. Less than half a mile from the new Echelon Studios Complex project of 550,000 SF of new production studio, office, and retail space set to be completed this year. Enjoy easy access to popular local spots like Osteria La Buca, Ggiata Delicatessen, and Great White, along with a Walk Score of 89, indicating a "Very Walkable" neighborhood.

