

6669 - 6671 W DE LONGPRE AVE, LOS ANGELES CA 90028



2 Units | 4 Beds | 3 Baths | 3,380 Sqft | 6,072 Sqft

Offered at **\$1,799,000**

BIG OPPORTUNITY!!! Welcome to the charming Hollywood duplex! Minutes away from Highland Avenue and The Redline subway station, this property is a once-in-a-lifetime opportunity. Comprising two distinct units, one downstairs and one upstairs, each has a separate address 6669 De Longpre Ave. & 6671 De Longpre Ave. A captivating Spanish-style duplex, the total living space is 3,380 sq ft, each unit having approximately 1,700 sq ft, all with separate one-car garages. The unit on the first floor has 2 cozy bedrooms and 1 bathroom. The second-floor unit is filled with natural light supplied by big windows in every room. It has 2 bedrooms and 2 bathrooms, with a den being able to be converted into an office area. Located on a 6,000+ sq ft lot, there's ample space for both units and potential future development. Ready-to-Move In condition, with a rental potential of at least \$4,500, this property is a wise investment. Zoned LARD 1.5, it promises substantial value growth. The property has an Accessory Dwelling Unit (ADU) and benefits from RD 1.5 zoning, allowing for a great increase in value due to the possibility of creating 2 additional units! Located conveniently around the corner from Sunset Blvd, centrally located in Hollywood, close to De Longpre Park, Universal Studios, numerous restaurants, entertainment centers, malls, etc., do NOT miss this golden opportunity!!!

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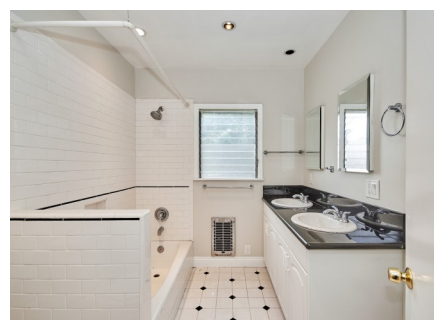
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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed.

6669 W DE LONGPRE AVE - 2 BEDS AND 2 BATHS



6671 W DE LONGPRE AVE - 2 BEDS AND 1 BATH

