

LENDER OWNED - FOR SALE

7-UNIT MULTIFAMILY

3551-3559 Siskiyou Street | Los Angeles, CA



PROPERTY OVERVIEW

LIST PRICE:	\$ 1,399,000 (\$ 252/Sq.Ft.)
RENTABLE SF:	5,550 SF
# of UNITS:	Seven (7)
PRICE/UNIT:	\$ 199,857
APN:	5188-016-024, 5188-016-025
CURRENT CAP RATE:	6.8 %
YEAR BUILT:	1929
# of BUILDINGS:	Six (6)
LOT SIZE:	0.26 Acres (11,236 SF)
ZONING:	RD1.5
ELECTRIC/GAS:	Individually Metered
ONSITE PARKING:	Yes



Individually Metered



Gated Property With Parking

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

3551-3559 Siskiyou Street is a 7-unit $\pm 5,550$ SF multifamily property located in the Boyle Heights neighborhood of Los Angeles. The unit mix consists of six separate Tudor style buildings. The unit mix includes (6) 2 bed/1 bath units and (1) 2 bed/1.5 baths unit. Two of the buildings are newer permitted ADU's and are vacant. There's no Certificate of Occupancy for the two vacant ADU units.

Zoned RD1.5, the property sits on two lots totaling $\pm 11,236$ SF. The property includes an attractive gated lawn in the front of the property. There is onsite parking along with an additional storage unit in the rear of the property. Located just off of Whittier Blvd, there is easy access to local grocers, restaurants and cafes. Close to Downtown Los Angeles, Little Tokyo & the Arts District via MTA Gold Line and all major freeways. The neighborhood has a walk score of 87.

Property Highlights:

- Lender Owned
- Desirable Boyle Heights Location
- Value Add Opportunity
- 7-Unit Mix: All Two Bed Units
- Rare Opportunity To Purchase In This Sub-Market
- Major Freeway Access
- Very Walkable Location Just Off Whittier Blvd
- RD1.5 Zoning

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