



Value Add Opportunity in the Mid-Wilshire/Crenshaw Area

4936 Coliseum St – Los Angeles

- First Time on the Market in 54 Years
- 8 Units
- 7,236 Square Feet
- 8,774 Lot Size
- Four 2-Bedroom Units
- Four 1 Bedroom Units
- 7 Covered parking spaces
- Updated electrical panel
- New windows
- Excellent opportunity to reposition
- Vacant 1 bedroom unit remodeled to high standard and ready to rent
- \$93,024 Gross Income
- 11.81 GRM



PAUL PAGNONE • ENGEL & VÖLKERS LA CAÑADA
842 Foothill Blvd, La Cañada Flintridge, CA 91011
(213) 507-1629 | DRE# 00865839
paul@piedmontla.com
paulpagnone.evrealstate.com



VIVIAN SUAREZ • ENGEL & VÖLKERS PASADENA
345E. Colorado Blvd. Suite 130, Pasadena, CA 91101
(818) 681-1006 | DRE# 00983619
vivvsuarez@gmail.com
viviansuarez.evrealstate.com

ENGEL & VÖLKERS

©2025 Engel & Völkers. All rights reserved. Each brokerage is independently owned and operated. All information provided is deemed reliable but is not guaranteed and should be independently verified. Engel & Völkers and its independent License Partners are Equal Opportunity Employers and fully support the principles of the Fair Housing Act.