



Danny Mahelka

www.homesbydanny.com

Your #1 Choice for a Real Estate Consultant

(310) 887-0220

1616 W 24th St
Los Angeles, CA 90007

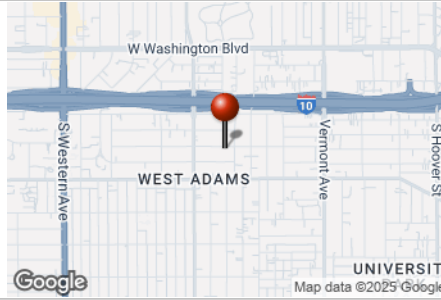
**2
Beds**

**Baths 1.00
(1F 0T 0H 0Q)**

**1,072 Sqft
Assessor**

Single Family
LP \$759,000

Active



Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$708.02
Lot Size	2,565/Assessor
HOA Fee 1 & 2	
Land Lease Amt	ignore
MLS#	25510669
APN	5054-003-007

Directions: North of W Adams Blvd, East of S Western Ave, South of Pico, West S Vermont Ave.

Remarks: Prime move-in-ready home in a spectacular location, just a short walk from the University of Southern California (USC) and USC Village. This charming 2-bedroom, 1-bathroom home has been freshly painted throughout and features hardwood floors, a fully equipped kitchen with appliances, a washer/dryer, and a beautifully tiled shower with a glass enclosure. The property includes RTI-approved plans for an ADU with a separate address and private entry. The plans allow for the addition of a 533-square-foot second unit with 2 bedrooms and 1 bathroom, as well as an extra bathroom in the main house. Everything is approved and ready to build! Perfect for USC faculty, staff, or student rental housing, this home offers an incredible investment opportunity. Take advantage of the approved plans and generate an additional \$3,000 per month in rental income for the upstairs. Owner was previously renting the house for \$3,200 a month. A total of \$6,200+ a month makes for a great investment situated in the historic Adams-Normandie HPOZ. The neighborhood showcases true pride of ownership and a strong sense of community. Conveniently located just minutes from USC, Downtown LA, L.A. Live, the L.A. Coliseum, BMO Stadium, Trader Joe's, Expo Park, the Natural History Museum, the soon-to-open Lucas Museum of Narrative Art, and easy access to the 10 and 110 freeways.

Agent Remarks: Email danny@lasold.net and homesbydanny@gmail.com for showings. Please call LA1 to see ADU plans.

Showing Remarks: Email Danny@Lasold.net and Homesbydanny@gmail.com for all showings. Please no text message showing requests.

Community/Development		Structure Info		Contract Info		DOM 1
Tax Mello Roos		Year Built/Source	1906/Vendor Enhanced	List Date	03-12-2025	
Complex/Assoc Name		Stories	1	List Price	\$759,000	
Complex/Assoc Phone		Attached/Detached	Detached	Orig List Price	\$759,000	
Assoc Amenities		Guest House		Status Date	03-12-2025	
Assoc Fees Include		PUD		Change Date/Type	03-12-2025/New Listing	
Assoc Pet Rules		Sewer		Sale Type	Standard	
Community Features		Style	California Bungalow	Listing Type	Exclusive Right	
Rental Restrictions		View	No	Disclosure	None	
Short Term Rentals		Security	Gated	Seller Concessions?	Yes	
Short Term Rental Duration		Dir Faces		Avail for Lease	No	
Builders Tract Code		Prop Condition		Lease Option	No	
Builders Model Code		Entry Floor #		Scope Of Service	Full Service	
Builders Model Name		Maid's		Co-Ownership	No	
Builders Name		Prop Subtype	Single Family			
Mgmt. Co. Name		Levels	One Level			
Mgmt. Co. Phone						
Oth. Mgmt. Co. Name						
Oth. Mgmt. Co. Phone						

Land/Lot Info		Parking Details		Sale/Sold Info	
Zoning	LAR2	Parking Type	None	Contract Date	
Land Type		Total Spaces	0	Sold Date	
Land Lease Purchase		Covered Spaces		Sold Price	
Horse Property		Uncovered Spaces		Sold Price/SqFt	
Lot Acreage	0.059	Garage Spaces		Sale Terms	
Special Zone		Carport Spaces		SP/LP	
Addl Parcel		Remote Controls			
Lot Dimen	65x118/VN				
Lot Descr.					
Lot Location					

➔ Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Other
Heating	Wall
Flooring	Wood, Tile
Equip/Apppl	Range/Oven, Refrigerator, Garbage Disposal, Washer, Dryer
Rooms	2nd Story Family Room, Dining
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	
Common Walls	Detached/No Common Walls
Cooking Appliances	
Laundry	Inside, Laundry Area
Disability Access	
Eating Areas	
220-Volt Location	
TV Services	

🌿 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	Call Seller's Agent 1, Appointment Only
Sign on Property	

	Danny Mahelka Coldwell Banker Realty DRE#: 00616212 Seller's Agent1 CALDRE#: 01170359	
	Phone / Cell	p: 310-887-0220 / c: 213-359-4097
	Email	Danny@LASold.net
	Fax	
Office Phone / Fax		p: 310-777-6200

➔ Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Roofing	
Fence	
Sprinklers	
Patio Features	Porch - Front
Entry Location	
Exterior Constr	
Foundation Details	
Other Struc Feat	
Other Structures	None
RV Access Dimen	
Windows	
Water Heater Feat	

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

🔍 Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

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 © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Danny Mahelka CALDRE# 01170359

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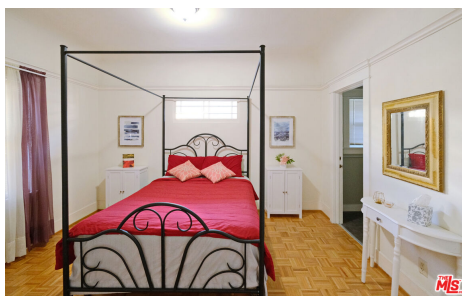
2
Beds

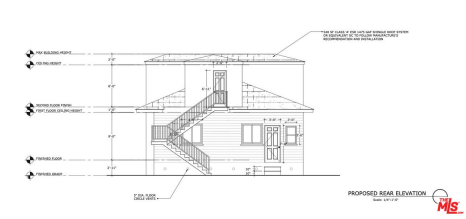
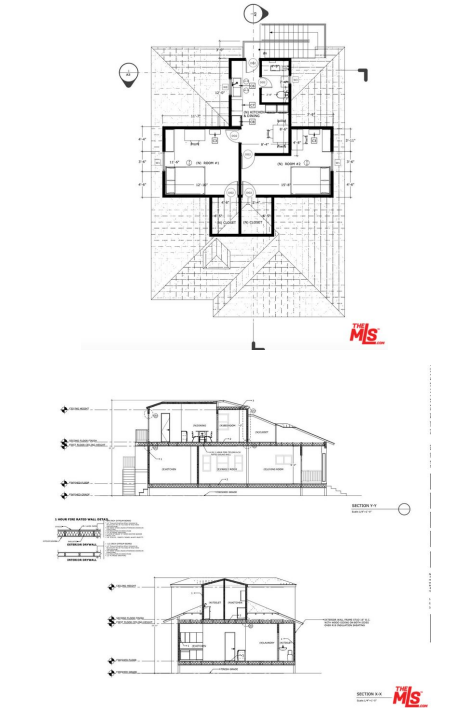
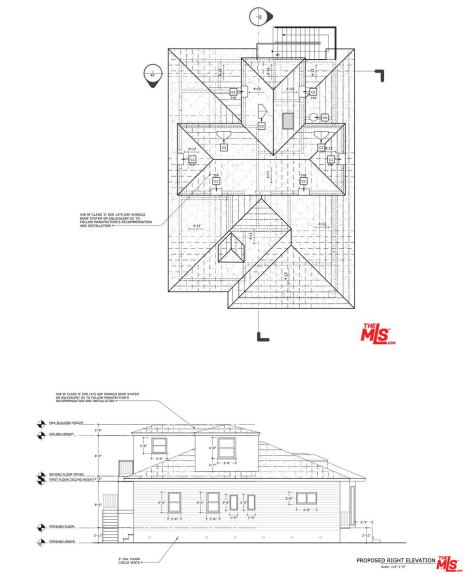
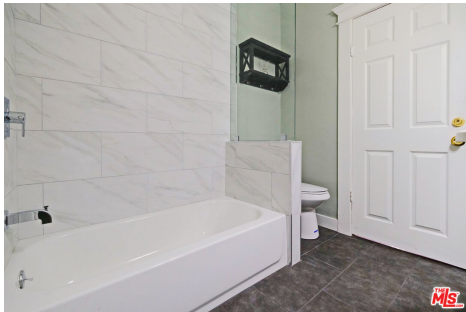
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