

BACK ON THE MARKET!!!

**206 S. SOTO STREET.
BOYLE HEIGHTS CA, 90033**



ASKING PRICE

\$750,000

\$100K PRICE REDUCTION

BACK ON THE MARKET

Duplex, Delivered VACANT!

- 2,234 Sqft Property
- Front House 1,418 Sqft
- Back House 816 Sqft
- Lot Size 6,751.6
- Zoned RD1.5
- TOC Tier 4,

A premier Boyle Heights location with many possibilities for an owner user or investor.

**TWO HOUSES
ON ONE LOT**



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HIGHLIGHTS

This vacant duplex offers strong development potential with 2,234 square feet of existing improvements—1,418 square feet in the front Craftsman home and 816 square feet in the rear unit—on a 6,751.6 Sqft RD1.5 lot with TOC Tier 4.

The front house is a three-bedroom, one-bath structure in need of a full rehab, while the rear one-bedroom, one-bath unit is occupied by a cooperative tenant. The site supports 4.5 units by right and up to eight units with TOC Tier 4 incentives.

With the April 2023 Boyle Heights Community Plan Update designating this area for higher-density use, the property is positioned for meaningful upside. Options range from retaining the front house and redeveloping the rear with two to three new units to removing both structures and building up to eight units under TOC guidelines.



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