

PROBATE SALE

NO Court confirmation required.

MLS#: 22-214291 | APN: 5050-016-026

2851 S. Victoria Ave., Los Angeles, CA 90016

Asking Price:
\$895,000.

Only \$615 per Sq. Ft.

- For sale AFTER 56 years!
- A great starter home and/or investment opportunity at the heart of West Adams District. 5,032 Sq. Ft. lot, zoned LARD1.5.
- Existing home is a 3 bed 2 bath, with approx. 1,650 SF (City & tax records show a total building Sq. Ft. of 1,456). Part of the house may have been extended without permits. Buyer to investigate and verify.
- Excellent opportunity to extend the existing home AND add additional ADUs.
- Property is currently occupied but will be delivered vacant at COE.
- Sold AS IS, WHERE IS. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to assume all responsibilities, and conduct their own investigations.

Year Built: 1925 **Zoning: LARD1.5**
Approx. Bldg. Sq. Ft: 1,456 **Approx. Lot Size Sq. Ft: 5,032**



Call to Schedule a Showing!



Vineendra
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ASSETS SERVED

SINGLE FAMILY HOMES * CONDOS

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INDUSTRIAL

If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.