

\$3,195,000 - 943 Gardner Street, West Hollywood

MLS® #24358637

\$3,195,000

5 Bedroom, 3.00 Bathroom, 6,440 sqft

Residential Income on 0 Acres

N/A, West Hollywood,

We are pleased to present 943 N Gardner St, a charming Mid-Century 8-unit value-add multifamily investment opportunity delivered with 5 of 8 units vacant, located in the highly desirable city of West Hollywood, south of Santa Monica Blvd, west of N La Brea Ave, and east of Fairfax Ave. The property boasts a WalkScore of 93 (Walker's Paradise) and is located steps from exceptional employment, lifestyle, and leisure options that make West Hollywood one of the premier rental markets, attracting an affluent, upwardly mobile tenant base. This 1957-built 2-story, 8-unit building has a desirable unit mix of 3 (2+1.5), 1 (2+1), & 4 (1+1) spacious units averaging over 800 gross square feet. A BRAND NEW ROOF and NEW 400 AMP HOUSE ELECTRIC PANEL, WIRES, SUB-PANELS & FUSES installed in 2019. Unit features include OVERSIZED windows providing ample natural light, hardwood floors, kitchens with gas ovens and refrigerators, and ample closet space for convenience. The property features secure gated entry, an on-site laundry room, and 5 tandem carport parking spaces (5 covered & 5 uncovered car parking spaces parking 10 total cars 8 of which will be delivered vacant). The building is separately metered for gas and electricity. 943 N Gardner St's excellent West Hollywood location offers residents unmatched access to career centers, educational institutions, restaurants, nightlife destinations, shopping (Trader Joe's 0.4 miles, Whole Foods 0.5 miles), and recreation (Plummer



Park 0.3 miles, Poinsettia Park 0.2 miles), all within one of the most walkable and high-demand locations in Southern California. The property is also conveniently located just 0.2 miles south of CA-2, 1.4 miles from Sunset Strip, 0.3 miles from Melrose shopping district, 1.4 miles from the La Cienega design district, 2.5 miles from Beverly Hills, and 2.4 miles from the CA 101 freeway, ensuring easy access to the city's extensive transit network and other LA attractions. Strategically positioned in the heart of West Hollywood, this well-maintained asset is in a dynamic and centrally situated submarket, offering an astute investor the potential for significant appreciation and strong returns, supported by historically high tenant demand who enjoy quality living experience in one of Los Angeles's most dynamic neighborhoods.

Built in 1957

Additional Information

City	West Hollywood
County	Los Angeles
Zip	90046
MLS® #	24358637
Bedrooms	5
Bathrooms	3
Square Ft	6,440
Lot Size	0.14
Neighborhood	N/A
Levels	Two
HOA Dues	\$

Listing Details

Listing Agent	Matthew R. Kanner
Provided By:	Keller Williams Realty Los Feliz

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