

Hamptons

INTERNATIONAL



1306 Talmadge St, Los Feliz, CA 90027

10 🏠

£1,620,000

(\$2,175,000)

Property details



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Key features

- **Garage Count: 1 Car Garage**

Attributes

🐾 **Equestrian facilities**

Description

Positioned at the gateway to Franklin Hills right at the border of Los Feliz and Silver Lake this fully updated four-unit property offers a rare opportunity to own a multifamily asset in one of Los Angeles' most dynamic and sought-after neighborhoods. Just minutes from Sunset Junction, Home, Alcove, HomeState, Mendocino Farms, and Lyric Cafe, the location delivers immediate access to some of the city's best dining, coffee, and culture, while still offering a residential setting that attracts long-term tenants and owner-users alike. It's a location that consistently performs both as a lifestyle choice and as an investment. The property consists of two separate duplex buildings arranged around a central courtyard, creating a functional and appealing layout with strong tenant separation and a sense of community. The unit mix includes one duplex with 2-bedroom, 1-bath units and a second duplex featuring larger 3-bedroom, 2-bath units ideal for maximizing rental income or accommodating an owner-user seeking additional space. All four units have been fully updated with modern kitchens and bathrooms, new interior flooring, and thoughtfully selected lighting, offering true turnkey ownership. Each unit is equipped with in-unit washer/dryers, refrigerators, dishwashers, and oven/ranges high-demand amenities that support strong rents and tenant retention. The exterior of both buildings has been freshly painted, and the landscaped grounds enhance curb appeal while reinforcing the property's overall quality. From an investment perspective, the opportunity extends beyond current income. The property includes flex space with the potential to be converted into a junior ADU, with an estimated additional income of approximately \$1,500 per month creating a clear path to increased cash flow and long-term value. Whether you're an investor seeking a stable Los Angeles multifamily investment with upside, or an owner-user looking to live in one unit while offsetting your mortgage, this property offers both flexibility and performance. An owner's unit may be delivered vacant. Fully updated four-unit properties in this Los Feliz / Silver Lake corridor with ADU potential and strong unit mix are increasingly rare.

































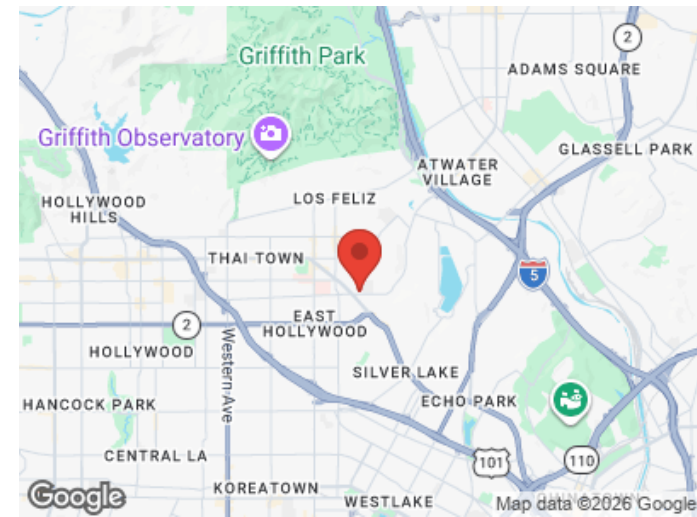
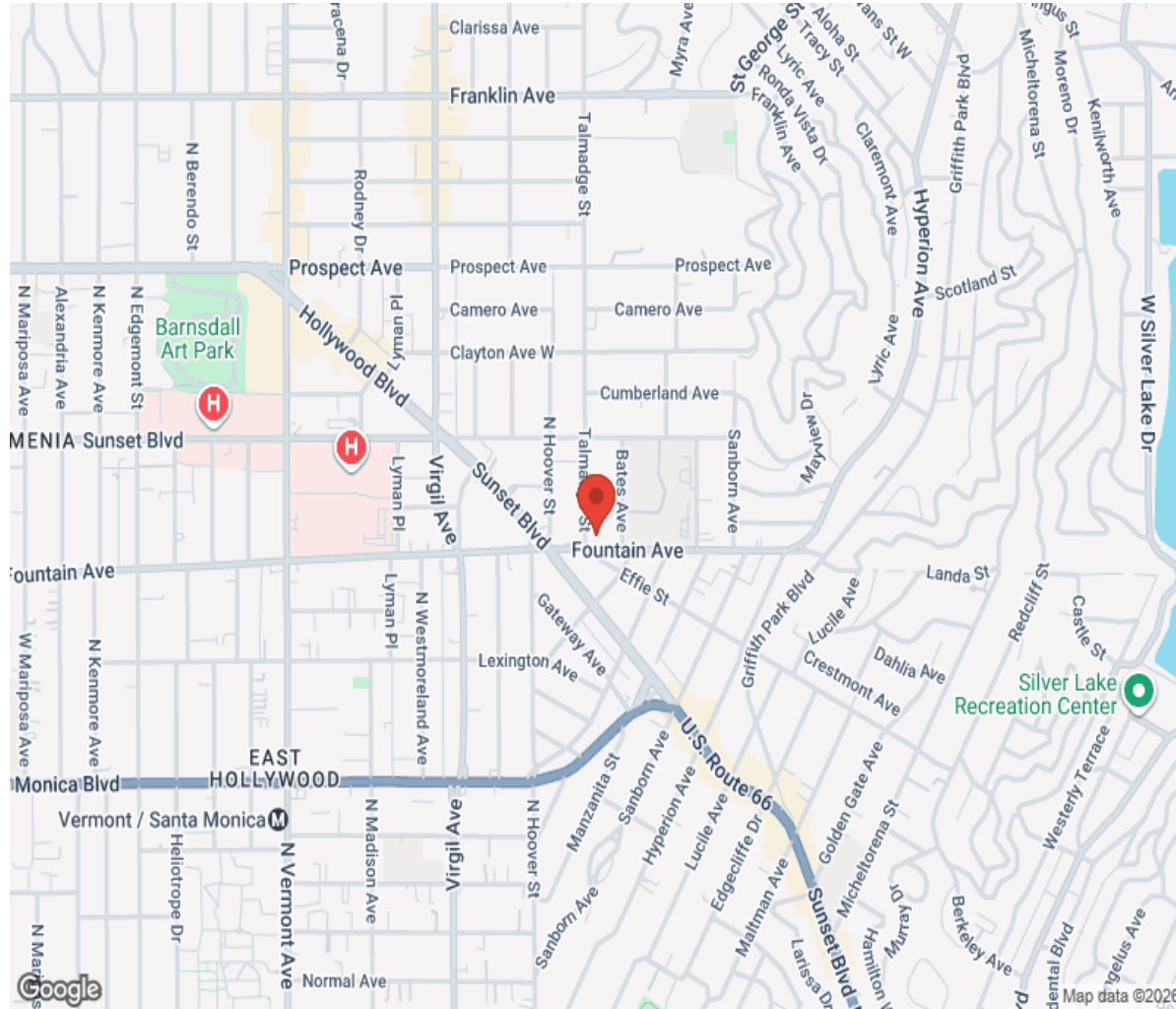








Location



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