



McIntire Kingstone
Commercial & Investment Real Estate

MAJOR PRICE REDUCTION

458 W VERNON AVE

458 W Vernon Ave, Los Angeles, CA 90037

4-Unit Multifamily Investment Opportunity | Built 1911 | 3,726 SF | LAC2 Zoning

~~\$995,000~~

\$795,000

Reduced \$200,000 (20%)

Seller says sell — priced for immediate action

Presented By: Joshua McIntire, McIntire Kingstone

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PRICE REDUCED FROM \$995,000 TO \$795,000 — \$200,000 (20%) OFF

Investment Highlights

- Motivated seller — substantial price adjustment creates a clear window for offers
- 4-unit, low-rise multifamily asset in the South Figueroa Corridor submarket
- 1911 character building with restored hardwood floors, coved ceilings & millwork
- LAC2 zoning — flexibility for future value-add or redevelopment upside
- 0.11 AC lot, 3,726 SF gross building area — attractive basis per unit at new price
- Minutes from USC, Exposition Park, BMO Stadium & the 110 Freeway
- Walk Score 60 (Moderately Walkable) supports steady rental demand

Property Details

Price	\$795,000
No. Units	4
Property Type	Multifamily
Property Subtype	Apartment
Apartment Style	Low Rise
Building Class	C
Sale Type	Investment
Lot Size	0.11 AC
Gross Building Area	3,726 SF
No. Stories	2
Year Built	1911
Parking Ratio	0.27 / 1,000 SF
Zoning Description	LAC2
APN / Parcel ID	5018-034-002
Walk Score ®	60 (Moderately Walkable)

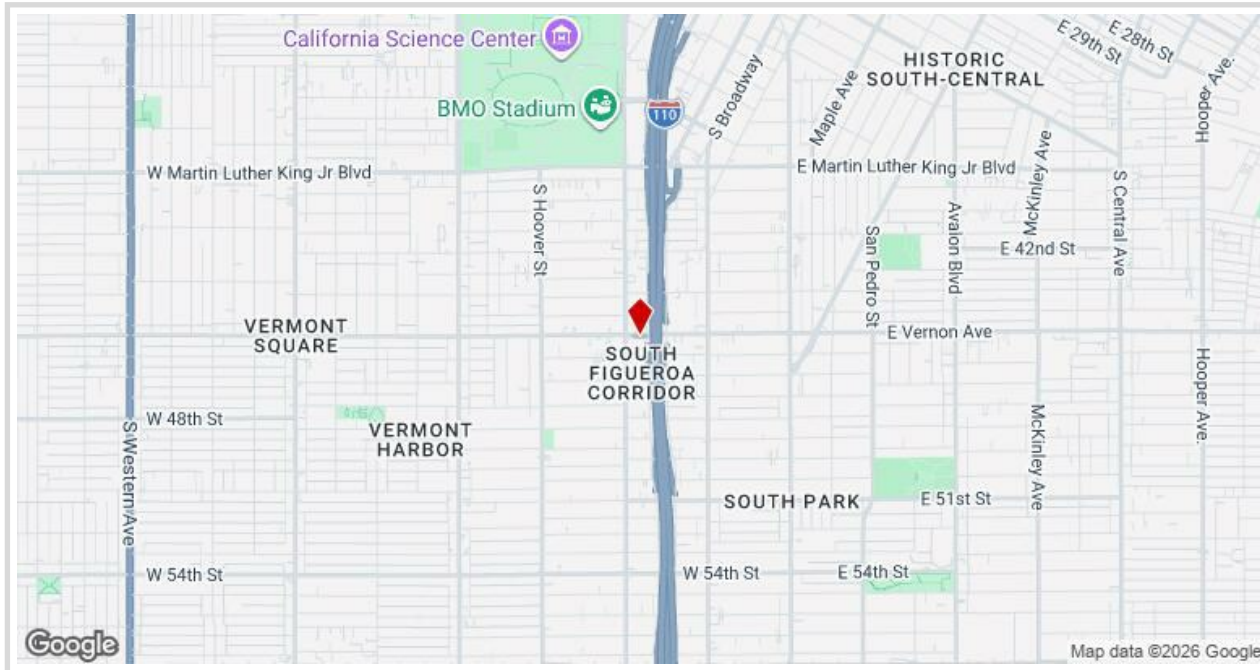
Full listing: loopnet.com/Listing/458-W-Vernon-Ave-Los-Angeles-CA/39503544/

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Location



South Figueroa Corridor

Located in the South Figueroa Corridor near Vermont Square and Historic South-Central, this address sits close to the 110 Freeway, USC, Exposition Park, and BMO Stadium — placing tenants within reach of major employment, transit, and entertainment anchors.

Property Photos



Aerial View



Aerial — Lot Outline



Property Photos



Front Exterior



Unit Interior — Living Room



Property Photos



Unit Interior — Bedroom



Unit Interior — Kitchen

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Property Photos



Unit Interior — Bedroom



Unit Interior — Bathroom



McIntire Kingstone

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458 W Vernon Ave — Now \$795,000