



1855-57 S. Cochran Avenue

Los Angeles, CA 90019



Mid-City is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location (Culver City to the south, Miracle Mile to the north). In the last 10 years, Mid-City LA has gone through amazing growth – with stunning homes and remodeled duplexes all around. This area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel.

COOL FACT: There is a post office named for singer Ray Charles, who had his recording studio in Mid-City LA.

Duplex | 6 Bedrooms | 3 Bathrooms | 2,833 SF Interior | 5,806 SF Exterior



List Price: \$1,425,000 Directions: In Mid-City. South of Venice Blvd, West of La Brea Address: 1855-57 S. Cochran Avenue, Los Angeles, CA 90019 Website: www.1855Cochran.com

A Rare Opportunity to own a Unique & Authentic Restored Spanish Duplex in Mid-City. Lovingly cared for with excellent tenants in place. Proudly perched on the highest hill (of the street and neighborhood!) - with beautiful San Gabriel Mountain Views from upstairs.

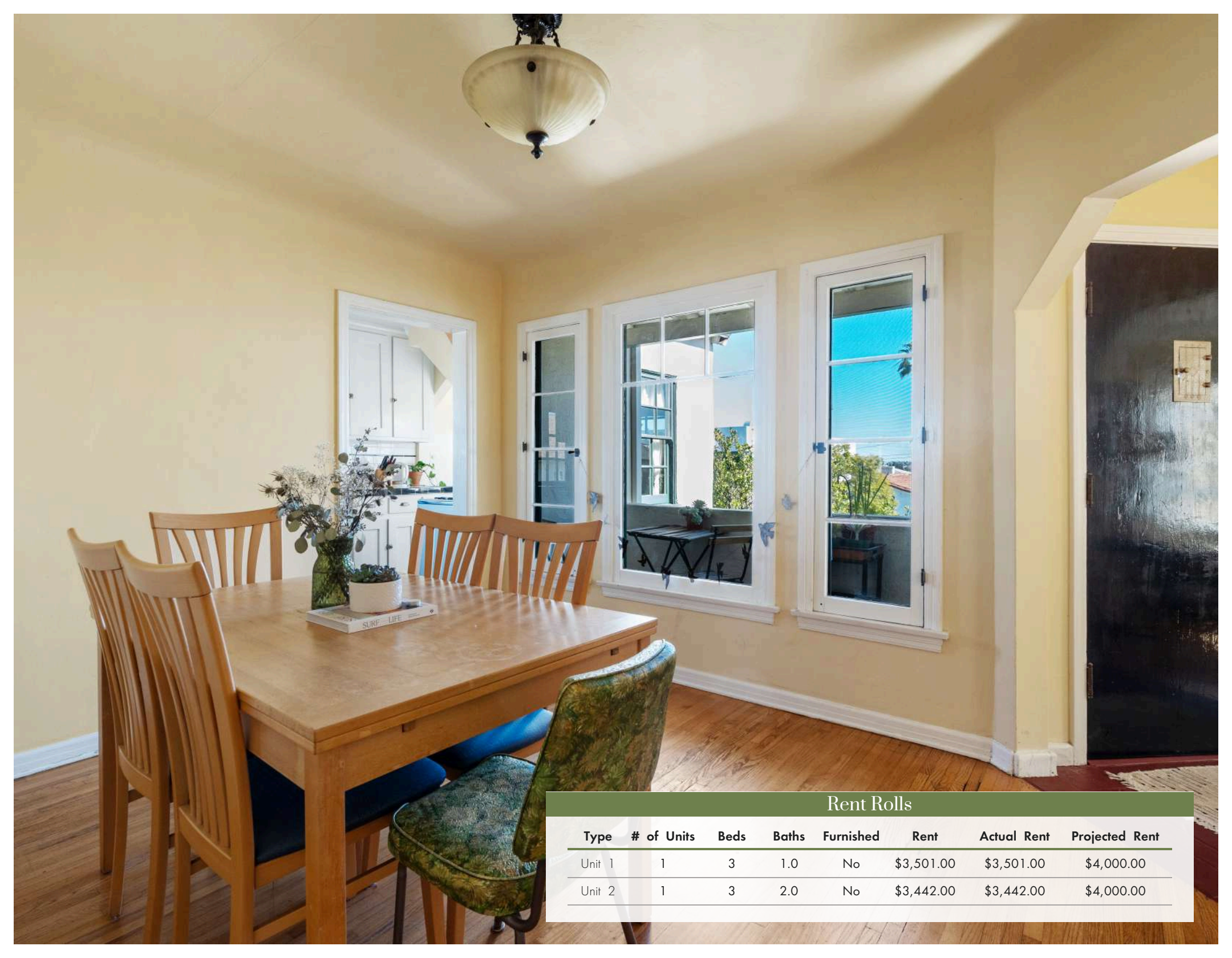
This is THE ONE you've waited for. Classic 1930's original character throughout, fresh updated art-deco kitchen, and great natural light from every room. The property offers 2-units (upstairs unit / downstairs unit configuration), and each unit has 3 Bedrooms. Located on a beautiful tree-lined street with easy access to Miracle Mile, Culver City Arts District, The Grove, Cedar Sinai, and I-10.

There's a true romance in original Cal-Spanish architecture, and this property certainly doesn't disappoint: From the patina of the original courtyard fountain to the authentic grid pattern in the living room windows, character abounds. Original bronzed hardware, door handles, and oak hardwood floors. The kitchens were updated respectfully (around 2002) with tasteful white/black art-deco tiling, a classic Wedgwood stove, and period-appropriate linoleum flooring. Newer appliances include BOSCH dishwasher, fridge and new washer & dryers. System upgrades from 2002 include furnace, bolted foundation, main copper line, electrical upgrade (again, all circa 2002). Newer hot water heater on Feb 2024.

The native gardens have been meticulously curated and provide an incredibly lush, yet intimate atmosphere. The Spanish architecture and curb appeal are framed perfectly by verdant mature plants (including a proudly fruitful key lime tree in the front). The backyard experience is breathtaking, with custom garden boxes, built-in seating, 90-year old pine tree, and a custom lattice trellis for your future wine grapes or star jasmine. The private gardener's "potting" room is adjacent to the 2 single car garages.

Mid-City is a close-knit, well-known historic Angeleno community in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around near Pico Blvd, West Adams, Culver City, Miracle Mile and West 3rd too. This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared for architectural property with charm, character, and great style.





Rent Rolls

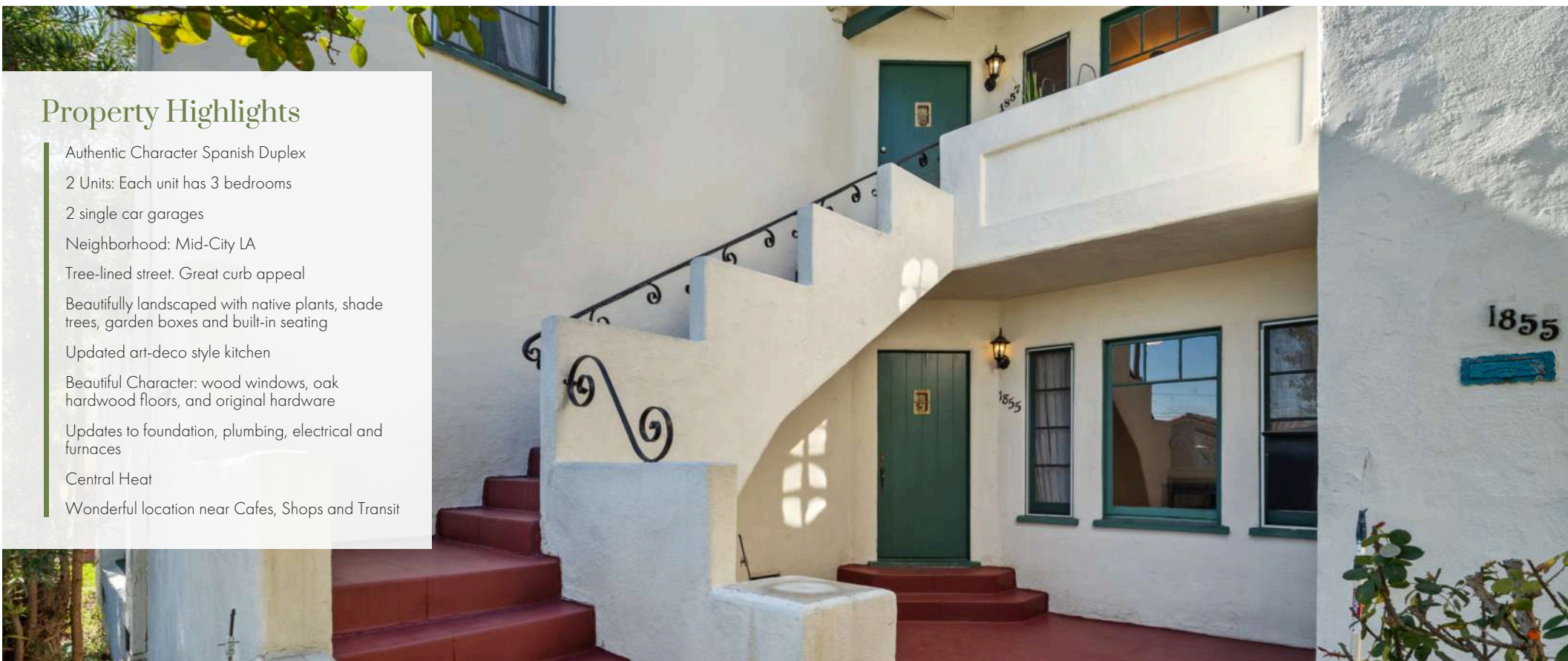
Type	# of Units	Beds	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	1.0	No	\$3,501.00	\$3,501.00	\$4,000.00
Unit 2	1	3	2.0	No	\$3,442.00	\$3,442.00	\$4,000.00





Property Highlights

- Authentic Character Spanish Duplex
- 2 Units: Each unit has 3 bedrooms
- 2 single car garages
- Neighborhood: Mid-City LA
- Tree-lined street. Great curb appeal
- Beautifully landscaped with native plants, shade trees, garden boxes and built-in seating
- Updated art-deco style kitchen
- Beautiful Character: wood windows, oak hardwood floors, and original hardware
- Updates to foundation, plumbing, electrical and furnaces
- Central Heat
- Wonderful location near Cafes, Shops and Transit





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All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.