

3110 RAYMOND AVE

OFFERED AT \$1,195,000



Property Features:

- Zoned LAR3
- TOC Tier 2
- RBA 4,168 sqft.; Lot Size 6,678 sqft.
- +-1,000 sqft. per unit
- Separately metered for gas and electricity
- <1 mile from USC, ½ mile south Expo metro
- Off-street parking
- In unit laundry
- Low maintenance lot
- Upside potential in rents
- Huge redevelopment potential

Located in the Jefferson Park/Adams-Normandie area, just west of University Park and USC, this superb investment opportunity is ready for its new owner. This well maintained asset consists of 4 large units, each nearing 1,000 square feet. All units have formal living rooms, dining rooms and individual laundry rooms. One unit has an additional tandem bedroom. Off-street parking for 4 cars in the detached garage and carports. Tenants pay their own gas and electric, which are separately metered. Owner pays for water. The interior condition is mostly original in clean operable condition. This is an R3 zoned lot for possible development potential. Add-value opportunity and upside potential in rents



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