

# Mixed Use Comm/Res Opportunity in South Los Angeles!

## 11111 Wilmington Ave - Los Angeles 90059



Great opportunity for an owner/user! Mixed use property with two commercial retail units in front and a Single Family Residence towards the back of the property. Tenants are currently month to month. The recently remodeled barber shop is leased for \$950/mo. The Single Family Residence is leased for \$1,350/mo and is in need of cosmetic repairs but has the potential for an ADU. The restaurant is currently vacant and has been recently remodeled with all new restaurant equipment for a takeout style food service operation. Per ZIMAS the lot is Tier 3 TOC which gives the property development potential for the future!

### Listed for Sale at \$850,000



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