



# 817 - 819 N Gulf Avenue

Multi-Unit Potential: 2 Turnkey Homes + Space to Build 3 More!



Both units will be delivered vacant at the close of escrow! Welcome to a standout investment opportunity in the heart of West Wilmington. Situated on a generous 7,583 sq ft lot with LARD1.5 zoning, this property includes two recently remodeled homes and offers significant open space, providing the ideal setup to add up to three additional units. This property is perfect for investors or owner-occupants looking to capitalize on both immediate income and future development. The front unit, 819 N Gulf Avenue, offers a beautifully updated single-level layout with 2 bedrooms and 1 three-quarter bathroom. Highlights include durable vinyl flooring with cozy carpet in the bedrooms, custom built-in cabinetry in the living room, ceiling fans, a wall furnace, and a bright kitchen with crisp white cabinetry and washer/dryer hookups. Enjoy a gated yard with sprinkler system and a detached one-car garage. The rear unit, 817 N Gulf Avenue, is also fully remodeled and accessed via the alley. This single-level home features 3 bedrooms and 2 three-quarter bathrooms, with a blend of vinyl and carpet flooring, ceiling fans, wall furnace, and a modern kitchen with white cabinetry and washer/dryer hookups. A gated driveway and expansive rear yard provide ample parking and offer incredible potential for adding up to three additional units. Additional upgrades include fresh interior and exterior paint, new exterior lighting, updated window blinds, and a 2-gang electrical panel ready for ADU expansion. Conveniently located just off Anaheim Street, this property is close to local dining, shopping, and businesses, with quick access to the 110 Freeway, making commuting throughout Los Angeles a breeze while still enjoying a neighborhood feel. Don't miss this rare opportunity to own a move-in-ready property with immediate income and future development potential.



**817 N Gulf Avenue:  
Vacant - Pro Forma Rent: \$3,000**

**819 N Gulf Avenue:  
Actual Rent: \$2,724.35**

**Gross Scheduled Income: \$68,692.20**

**GRM: 14.19**



### 817 N Gulf Features:

- Remodeled Single Level Layout
- Three Bedrooms
- Two ¾ Bathrooms
- Carpet and Durable Vinyl Flooring
- Crisp White Cabinetry in Kitchen
- Ceiling Fans
- Wall Furnace
- Washer and Dryer Hookups
- Gated Property and Driveway
- Ample Parking
- Expansive Yard Area

### 819 N Gulf Features:

- Remodeled Single Level Layout
- Two Bedrooms
- One ¾ Bathroom
- Durable Vinyl Flooring
- Cozy Carpet in Bedrooms
- Custom Built-in Cabinetry
- Crisp White Cabinetry in Kitchen
- Wall Furnace
- Ceiling Fans
- Washer and Dryer Hookups
- Gated Yard with Sprinkler System
- Detached 1 Car Garage

### Additional Features:

- Zoned LARD 1.5
- Lot Size Allows up to 3 Additional Units
- 2 Gang Electrical Panel Ready for ADU Expansion
- Fresh Interior and Exterior Paint
- New Exterior Lighting
- New Window Blinds
- Close to Local Dining, Shopping, and Businesses
- Easy Commuting with Quick Access to the 110 Freeway

**2 Units on Lot + Add Up to 3 More! | 1,674 Sq Ft | Recently Remodeled | 7,583 Sq Ft Lot**