

\$550,000 - 10119 San Luis Avenue, South Gate

MLS® #24456975

\$550,000

3 Bedroom, 1.00 Bathroom, 1,800 sqft
Residential on 0 Acres

N/A, South Gate,

Trust Sale, subject to Court confirmation and over-bidding in Court. Sale was confirmed in Court on March 14th, 2025. For Sale AFTER 62 years! Opportunity awaits with this 3-bedroom, 1-bath fixer-upper in South Gate! Front house is approx. 1,300 sq. ft., and the Rumpus Room with full bath was added in 1995 with permits, is approx. 500 SF. Total legal sq. ft. is approximately 1,800 sq. ft. of living space + detached garage with additional 450 SF. Title shows a living space of 1,091 sq. ft. on a 7,318 sq. ft. lot, with detached two car garage. The buyer is encouraged to independently verify the accuracy of the square footage, bedroom/ bathroom count, lot size, or dimensions, as well as any permitted or unpermitted spaces. Tenant occupied. Current tenant has resided in the property for past 27 years, and it currently paying rent of \$1,765 per month, plus all utilities, on a month-to month tenancy. Property is a fixer upper and provides great opportunity for an owner/investor to rehab and realize substantial upside. Minutes away from park, schools, shopping center, entertainment, and restaurants. Sold AS IS and WHERE IS, with all faults, and without warranty, express or implied, with current tenant(s) in place. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations and assume all responsibilities for making the necessary repairs to the



property. Seller is a Successor Trustee, un-related to the property owner, and cannot make any representations as to the condition, history of the subject property.

Built in 1941

Essential Information

MLS® #	24456975
Price	\$550,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,800
Acres	0.17
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Vineendra Jain
Listing Office	Ingenious Asset Group, Inc.

Community Information

Address	10119 San Luis Avenue
Area	T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore
Subdivision	N/A
City	South Gate
County	Los Angeles
Zip Code	90280

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, No Landscaping, Rectangular Lot, Yard
Roof	Shingle

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Gas Range, Microwave, Oven, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	October 28th, 2024
Days on Market	137
Zoning	SGR1*
Short Sale	N
RE / Bank Owned	N

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