

# \$1,575,000 - 11728 Avon Way, Los Angeles

MLS® #25570753

## \$1,575,000

10 Bedroom, 7.00 Bathroom, 5,499 sqft  
Residential Income on 0 Acres

N/A, Los Angeles,

Excellent West Los Angeles Investment Opportunity. Rare 7-unit apartment building located in one of West L.A.'s most desirable and still-affordable rental pockets. This well-maintained property features a mix of 5 spacious 1-bedroom/1-bath units, 1 large 2-bedroom/1-bath unit, and 1 3-bedroom/1-bath unit. High-demand rental location with strong tenant appeal and historically low vacancy. Current rents are substantially below market, presenting a savvy investor the opportunity to increase income by approximately 20-25%, enhancing both yield and long-term upside. Approximately \$150.00 per month laundry income included. Expenses are from 2024. New roof 2021 and new electrical 2025. Soft story retrofit has been completed. Prime location near major employment centers, public transit, shopping, and dining. A value-add investment with excellent potential for appreciation and improved CAP rate. Expenses are estimated, please call Brokers for information.



Built in 1965

## Essential Information

MLS® #	25570753
Price	\$1,575,000
Bedrooms	10
Bathrooms	7.00
Square Footage	5,499

Acres	0.16
Year Built	1965
Type	Residential Income
Status	Closed
Listing Agent	Alan Wachman
Listing Office	Miller & Desatnik Realty Co.

### **Community Information**

Address	11728 Avon Way
Area	C12 - Marina Del Rey
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

### **Amenities**

Parking Spaces	8
Parking	Attached Carport
Garages	Attached Carport

### **Interior**

Heating	Wall Furnace
Cooling	None
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	6
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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