

# \$999,000 - 11618 Victory Boulevard, North Hollywood

MLS® #GD25155281

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## \$999,000

3 Bedroom, 1.00 Bathroom, 1,380 sqft  
Residential on 0 Acres

N/A, North Hollywood,

Located at 11618 Victory Blvd, this single-family home is ready for demolition, less than a month away from RTI (Ready to Issue) permit, to build a 5-unit complex. Set in an area surrounded by high-demand apartment complexes, this project is perfect for investors looking to capitalize on the growing need for quality rental units. Each of the 5 units features 2 bedrooms, 2 bathrooms, and 1,200 sq. ft. of living space, with two units on the first floor and three on the second floor. With new construction properties commanding premium rents, this project offers a unique opportunity to build and hold for your portfolio, providing strong long-term cash flow or whether you're an experienced developer looking to flip for a significant return, the possibilities are endless. The heavy lifting has already been done – plans are less than a month away from approval! Prior to opening escrow, RTI plans will be presented. Close escrow and start the demolition right away. Take advantage of this rare chance to develop in a high-demand area with major upside potential. 11618 Victory Blvd is a rare SB-8 EXEMPT. This is the investment opportunity you've been waiting for!



Built in 1941

## Essential Information

MLS® #	GD25155281
Price	\$999,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,380
Acres	0.16
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mike Babakhanyan
Listing Office	JohnHart Real Estate

### Community Information

Address	11618 Victory Boulevard
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

### Amenities

Parking Spaces	1
# of Garages	1
View	None
Has Pool	Yes
Pool	In Ground, Private

### Interior

Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
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### Additional Information

Date Listed	July 9th, 2025
Days on Market	45

Zoning                      LAR3

Short Sale                N

RE / Bank Owned      N

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