

# **\$882,000 - 1120 Cypress Avenue, Los Angeles**

MLS® #OC25031819

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## **\$882,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0 Acres

N/A, Los Angeles,

INVESTORS/DEVELOPERS: 3-Lot  
Development and Investment Opportunity

A prime corner property with high visibility in Cypress Park featuring three side-by-side lots with LAR1.5 zoning. This is a unique opportunity for developers, investors, and business owners looking for multi-unit development potential or a turnkey investment with existing rental income.

### Key Highlights:

- LAR1.5 zoning, ideal for small-lot subdivisions, multi-unit developments, or a custom-built community
- Three contiguous lots providing a combined footprint for development or mixed-use opportunities
- Income-producing property currently operating as a party supply store, flower shop, and retail space, with a long-term tenant on a month-to-month lease
- Additional business space with one unit used for ice cream bar distribution, with equipment included and sold as-is
- Recently upgraded unit featuring new stainless steel sinks, updated plumbing, industrial freezer, and fresh paint with \$21,000 in recent improvements
- Prime location minutes from Highland Park, Frogtown, Downtown LA, Chinatown, and major medical centers



- Easy freeway access near I-5, I-110, and I-2, making it convenient for business operations and commuters
- Rapidly growing neighborhood with strong demand for housing, retail, and mixed-use developments

Whether you’re looking to redevelop, expand, or hold as an investment, this rare multi-lot opportunity in an appreciating area offers versatility and strong upside potential.

Built in 1948

**Essential Information**

MLS® #	OC25031819
Price	\$882,000
Bathrooms	0.00
Acres	0.11
Year Built	1948
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed
Listing Agent	Dominique Allado
Listing Office	Keller Williams Realty Irvine

**Community Information**

Address	1120 Cypress Avenue
Area	CYPK - Cypress Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

**Exterior**

Lot Description	ZeroToOneUnitAcre, Corner Lot, Near Park, Street Level, TwoToFiveUnitsAcre, Value In Land
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**Interior**

# of Stories	1
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**Additional Information**

Date Listed	February 10th, 2025
Days on Market	79
Short Sale	N
RE / Bank Owned	N

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