



\$ 1,100,000



11039 Blix St, North Hollywood, CA 91602

- » Beds: 2 | Baths: 1 Full
- » MLS #: SR25161223
- » Single Family | 1,197 ft² | Lot: 8,260 ft²
- » More Info: 11039BlixSt.IsForSale.com



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Welcome to 11039 Blix St, a character-filled 1928 Spanish-style home located on one of West Toluca Lakes most charming tree-lined streets. This 2-bedroom, 1-bathroom home offers 1,197 sq ft of living space on a generous 8,260 sq ft lot, providing the perfect canvas for restoration, expansion, or redevelopment. Inside, you'll find original hardwood floors ready to be sanded and brought back to life, offering the perfect blend of vintage charm and creative potential. The detached garage at the rear of the property is ideally positioned for an Accessory Dwelling Unit (ADU) an excellent opportunity for rental income, multigenerational living, or a private workspace. The oversized lot offers ample room to expand the main house, build out the backyard, or explore further development possibilities (buyer to verify with the city). Zoned LAR1, the property presents flexible options for investors, developers, or owner-users looking to create something special. Set in a sweet, well-established neighborhood, just minutes from studios, NoHo Arts District, and easy freeway access, this is a rare opportunity to reimagine a classic in one of LA's most vibrant communities. Bring your vision and your contractor this is the one with all the right ingredients.

