



**7521 /7523 MILWOOD**

7521 MILWOOD AVE, CANOGA PARK, CA 91303

**\$1,149,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

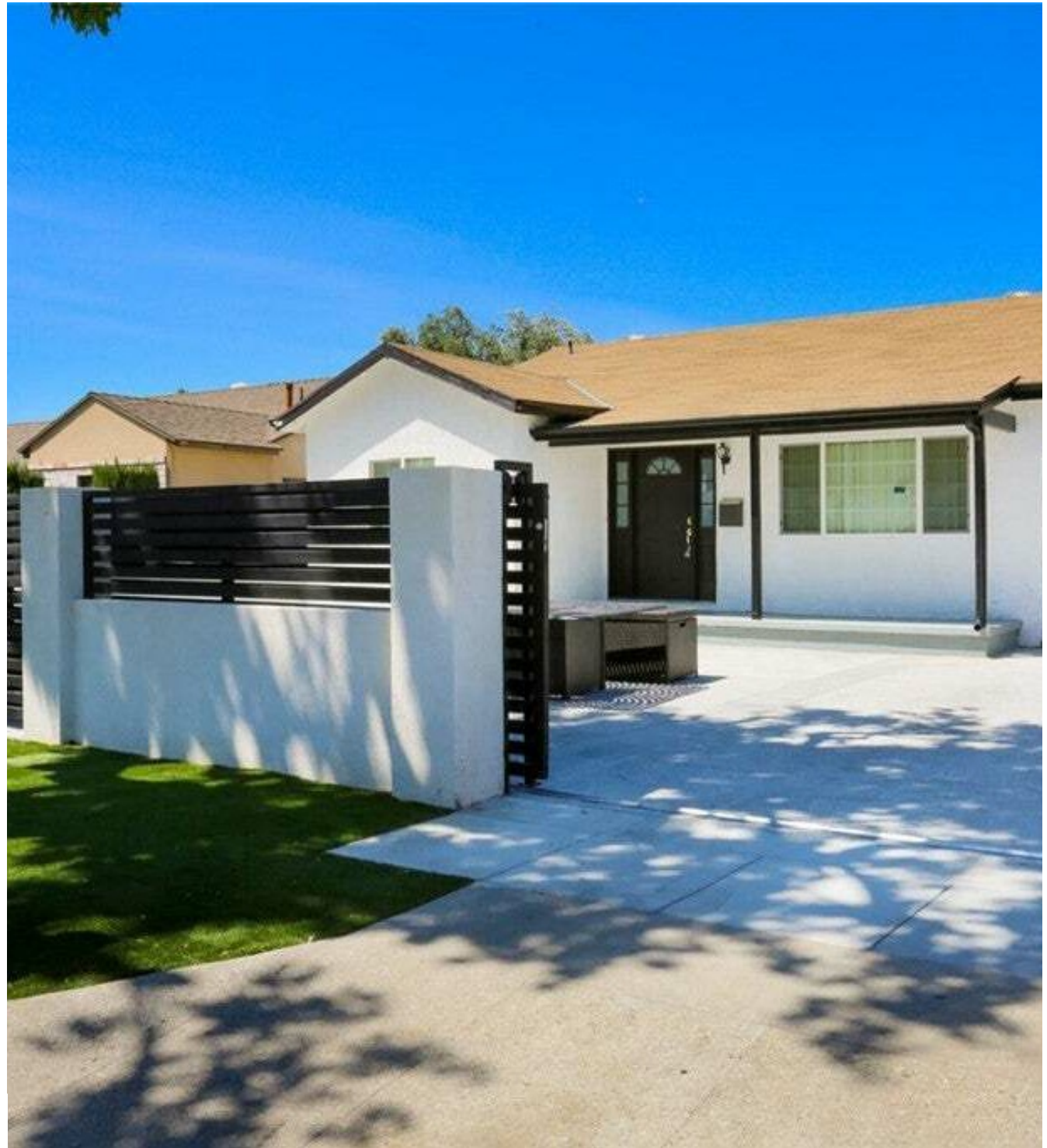
## 7521 /7523 MILWOOD

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91303

Exceptional income-producing opportunity at the heart of Canoga Park featuring three total units on one lot. The front residence offers a well-maintained 3-bedroom, 2-bath main home, while the rear includes two newer construction ADUs—one spacious 2-bedroom, 1-bath unit and one 1-bedroom, 1-bath unit. All units are currently tenant occupied with rents being paid, creating immediate cash flow from day one. Total \$8550 in rent. Ideal for investors seeking a stabilized asset with strong rental appeal and multiple income streams. The main home has been updated, and the newer ADUs add modern value and long-term desirability.

**Age: Over 50 Years Old,  
Garage Count: 1 Car Garage,  
Sewer: Public**

**\$1,149,000**



Excellent opportunity to own a versatile, cash-flowing property with strong upside potential in a desirable location near shopping, dining, transportation, and major freeways.

