

\$699,000 - 10052 France Avenue, Tujunga

MLS® #25542083

\$699,000

2 Bedroom, 1.00 Bathroom, 709 sqft

Residential on 0 Acres

N/A, Tujunga,

MAJOR PRICE REDUCTION!!! SELLER PURCHASED FOR \$699,000 LAST YEAR AND SPENT \$160,000 ON COMPLETE REMODEL DOWN TO THE STUDS!!! SELLER MUST RELOCATE FOR JOB. NO ONE HAS LIVED IN THE HOUSE SINCE THE REMODEL. AN AMAZING INVESTMENT OPPORTUNITY WITH MANY OPTIONS!!! ALL OFFERS DUE MAY 7, 2025 AT 5 PM.

Seller out of town, offer deadline extended by two days. For the builder/developer buyer, take advantage of the completely remodeled house by renting it out while you develop plans and obtain permits for the two adjoining lots. Build three tri-level detached townhouse style homes. Comparable rental homes lease for \$2,300 to \$2,500 per month. For the owner/occupier buyer, expand your home or utilize the adjoining lots for ADUs or tiny homes to generate additional income.

Completely remodeled house sitting in the middle lot of three adjoining lots. Two bedroom, one bathroom house which has been newly remodeled - new wood flooring, kitchen cabinets, quartz countertops, bathroom vanity and tiled shower with glass door, and fresh paint throughout! Total square footage of the three lots is 5,321 sqft. The main lot where the house sits is APN #2570-008-005 and is 1,520 sqft. The lot to the left (north) is APN #2570-008-006 and is 1,519 sqft while the lot to the right (south) is APN #2570-008-046 and is 2,282 sqft. All three lots are included in the sale! The lot on



the north side of the house has been used as a very spacious driveway and the property on the south side of the house has a block wall for privacy for the spacious yard. Broker and seller do not verify the accuracy of the size of the property, the structure, or border line. Buyer must do their own due diligence on the investigations of the property. Renderings show what potentially may be built on either lot. Easy to show. Lockbox on door.

Built in 1921

Essential Information

MLS® #	25542083
Price	\$699,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	709
Acres	0.12
Year Built	1921
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Art Avanness
Listing Office	RE/MAX Signature

Community Information

Address	10052 France Avenue
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Tujunga
County	Los Angeles
Zip Code	91042

Amenities

Parking	Driveway
Garages	Driveway

View	Hills, Mountain(s)
Pool	None

Interior

Interior	Tile
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	June 1st, 2025
Days on Market	29
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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