

# \$1,070,000 - 7716 Owensmouth Avenue, Canoga Park

MLS® #25579177

**\$1,070,000**

5 Bedroom, 3.00 Bathroom, 1,960 sqft

Residential on 0 Acres

N/A, Canoga Park,

A rare investment opportunity on an expansive 15,629 SF gated lot in one of Los Angeles most dynamic growth corridors. Behind a private horseshoe drive, the property offers two existing residences with separate addresses, plus ready-to-issue permits for a newly designed 1,200 SF two-story detached ADU delivering a unique combination of immediate income and long-term upside. The primary home features 3 bedrooms, 2 bathrooms, a light-filled living room, bonus room, and an updated kitchen with granite counters. The generous primary suite includes an en-suite bath, with two additional bedrooms and a covered patio ideal for entertaining. An attached 2-bedroom, 1-bath ADU offers approved plans for conversion into a Jr. ADU, further enhancing the property's income potential when paired with the new detached ADU build. The property currently has month-to-month tenants, paying \$6,800 per month in rent - with projected gross income of approximately \$11,000/month upon completion, this is a cash-flow asset in a prime location equally compelling for investors, developers, and discerning end-users.



Built in 1953

## Essential Information

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Price \$1,070,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,960
Acres	0.36
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Johnathan Pach
Listing Office	Compass

## Community Information

Address	7716 Owensmouth Avenue
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

## Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	Hills
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Plaster, Stucco
Lot Description	Back Yard
Construction	Plaster, Stucco

## Interior

Interior	Carpet, Wood
Interior Features	Eat-in Kitchen
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 15th, 2025
Days on Market	88
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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