

# \$599,000 - 672 N Colman Street, Altadena

MLS® #25589045

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Altadena,

SELLER MAY CARRY A NEW 1ST LOAN WITH AT LEAST 50% DOWN, 10.5% INTEREST RATE FOR UP TO 5 YEARS FOR WELL QUALIFIED BUYERS - 12,311 SF lot in a prime Altadena location tucked at the end of a quiet cul de sac near Christmas Tree Lane (Santa Rosa Ave). This exceptional parcel offers a rare chance to rebuild like for like, or develop the lot and maximize it's potential. Because the lot is over 10,000 SF, it is eligible for SB-9. Located at the southern edge of the wildfire zone, many neighboring homes on the street and in the surrounding area were spared from damage. Phase 2 of debris removal has been completed. The expansive lot is legally 12,311 SF, but due to an easement for the street, the usable SF is appx 9,163 SF. The previous 2,001 SF home was north-facing with stunning mountain views and built in 1950. It featured 4Br + 4Ba plus a garage. Zoning is LCR110. The property is located just a few blocks east of Lake Ave and just two blocks north of Woodbury Road, which is the cutoff between Pasadena and Altadena. Near Altadena Arts Magnet School & MonteCedro Retirement Community. Full marketing package available with previous home footprint, more photos, easements, and more.



## Essential Information

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Price	\$599,000
Bathrooms	0.00
Acres	0.28
Type	Land
Status	Closed
Listing Agent	Dana Coronado
Listing Office	Compass

### **Community Information**

Address	672 N Colman Street
Area	604 - Altadena
Subdivision	N/A
City	Altadena
County	Los Angeles
Zip Code	91001

### **Amenities**

View	Mountain(s)
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### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	59
Zoning	LCR110
Short Sale	N
RE / Bank Owned	N

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