

# **\$625,000 - 1238 Sagemont Place, Altadena**

MLS® #CV25030505

**\$625,000**

0 Bedroom, 0.00 Bathroom,

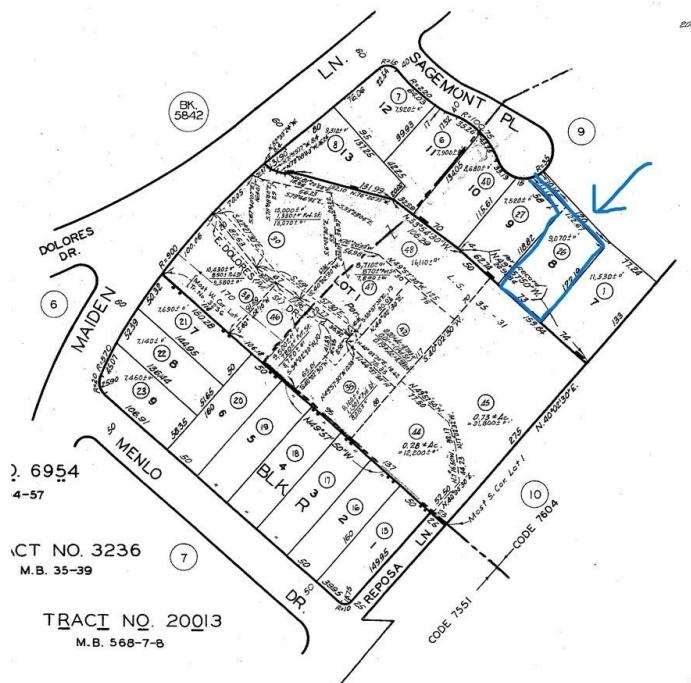
## Land on 0 Acres

N/A, Altadena,

## Rare Opportunity for Rebuilding and Investment

This flat, rectangular parcel, 8,987 SF (per LA County Assessor), is available for purchase on the private road portion of Sagemont Place in Altadena. The lot is located in prime neighborhood north of Altadena Drive and east of Lake Avenue. Zoned LCR 175 for low-density residential use, this site previously housed a single-family home lost in the Eaton Fire. Key infrastructure remains in place, including a prior sewer connection and water, electric, and gas services stubbed to the site. This offers a potential opportunity for redevelopment. Buyers are advised to independently verify future use and confirm necessary remediation steps with the County of Los Angeles and any other relevant agencies.

Please note: For safety reasons, access to the property is restricted to drive-by only; DO NOT WALK ON SITE. The sale is offered in its current condition following the Eaton Fire. This parcel is ready for a fresh start and offers excellent potential for the right investor or developer with a vision for renewal and growth.



## Essential Information

MLS® #

CV25030505

## Price

\$625,000

Bathrooms	0.00
Acres	0.21
Type	Land
Status	Closed
Listing Agent	Kurt Frejlach
Listing Office	BERKSHIRE HATH HM SVCS CA PROP

## Community Information

Address	1238 Sagemon Place
Area	604 - Altadena
Subdivision	N/A
City	Altadena
County	Los Angeles
Zip Code	91001

## Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
View	Mountain(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Additional Information

Date Listed	February 10th, 2025
Days on Market	1
Zoning	LCR175
Short Sale	N
RE / Bank Owned	N

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