

# **\$5,500 - 1325 Idlewood Road, Glendale**

MLS® #GD25087472

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## **\$5,500**

3 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential Lease on 0 Acres

N/A, Glendale,

Endless Potential at 1325 Idlewood Rd  
Glendale A Rare Opportunity

Looking for a place that is more than just a rental Welcome to 1325 Idlewood Rd, a truly unique opportunity nestled in the heart of Glendale. This charming property stands out from the rest it is not your average rental home. Previously operated as a successful childrens daycare, this home is already outfitted with much of what you need to launch your own childcare business. With the previous tenants relocating, the space is ready and waiting for someone with a vision. How often do you find a landlord who welcomes business operations Here entrepreneurial spirits are embraced.

But if running a daycare is not your thing no worries This versatile 3 bedroom 1.5 bath home also makes a fantastic private residence. Inside you will find a bright inviting kitchen with plenty of cabinet space, a cozy breakfast nook, and a spacious backyard perfect for relaxing or entertaining. Prefer a more neutral color palette The owner is happy to repaint to suit your style. Whether you are a small business dreamer or simply looking for a comfortable home in a prime Glendale location, this property offers flexibility, charm, and a rare chance to choose your own path.

Do not miss out come see it for yourself and imagine the possibilities



Built in 1926

Essential Information

MLS® #	GD25087472
Price	\$5,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.16
Year Built	1926
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mike Babakhanyan
Listing Office	JohnHart Real Estate

Community Information

Address	1325 Idlewood Road
Area	626 - Glendale-Northwest
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91202

Amenities

Utilities	None
Parking Spaces	2
# of Garages	2
View	City Lights, Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down

Appliances	Gas Cooktop, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Glendale Unified
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### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	15
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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