

# \$850,000 - 14785 Polk, Sylmar

MLS® #GD25251850

## \$850,000

2 Bedroom, 1.00 Bathroom, 881 sqft  
Residential on 1 Acres

N/A, Sylmar,

14785 Polk St | Exceptional RTI Development Opportunity

Discover an incredible investment opportunity in the heart of Sylmar! This flat and fully usable 22,991 sq ft lot comes with RTI

(Ready-to-Issue) permits, saving you months of time and effort in the development process.

The approved plans total 4,673 sq ft of beautifully designed living space. The existing single-family home is set to be significantly expanded and later split into a main residence and a junior ADU, offering multiple income or multi-generational living options.

In the rear of the property, plans include a two-story structure featuring a spacious recreation room with a kitchen and two large storage rooms on the first level, and a three-bedroom ADU on the second level—perfect for rental income, guests, or extended family.

With permits ready to go and a massive, flat lot providing endless potential, this property is ideal for developers or investors looking for their next high-return project.

Don't miss this rare chance to start building immediately on one of the largest lots in the area!



Built in 1953

## Essential Information

MLS® #	GD25251850
Price	\$850,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	881
Acres	0.53
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Haik Karapetian
Listing Office	Keller Williams R. E. Services

### **Community Information**

Address	14785 Polk
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

### **Amenities**

View	None
Pool	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre
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### **Interior**

Interior Features	All Bedrooms Down
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	November 1st, 2025
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Days on Market      30

Short Sale            N

RE / Bank Owned    N

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