

# \$699,950 - 13836 Community Street, Panorama City

MLS® #OC25268085

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## \$699,950

3 Bedroom, 2.00 Bathroom, 1,490 sqft  
Residential on 0 Acres

N/A, Panorama City,

Investor opportunity in Panorama City!  
Welcome to 13836 Community St, a prime value-add property offering strong potential for developers, flippers, or long-term investors. Situated on a generous lot, this home presents multiple pathways for improvement, expansion, or redevelopment. A small room off the detached garage with direct alley access creates an appealing opportunity for added usability and future ADU potential. The spacious lot offers flexibility for additional structures or enhanced rental income options. With strong local demand and limited inventory, this is a chance to secure a property with notable upside. Bring your vision, your contractor, and transform this into your next successful project. Property to be sold as-is and is priced attractively for cash or hard money buyers seeking immediate potential and closing before the end of the year 2025!



Built in 1949

## Essential Information

MLS® #	OC25268085
Price	\$699,950
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.14
Year Built	1949

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Nieto
Listing Office	eXp Realty of California Inc

### **Community Information**

Address	13836 Community Street
Area	PC - Panorama City
Subdivision	N/A
City	Panorama City
County	Los Angeles
Zip Code	91402

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	None
Pool	None

### **Exterior**

Lot Description	Back Yard
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### **Interior**

Appliances	Dishwasher, Gas Range, Refrigerator
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	December 1st, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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