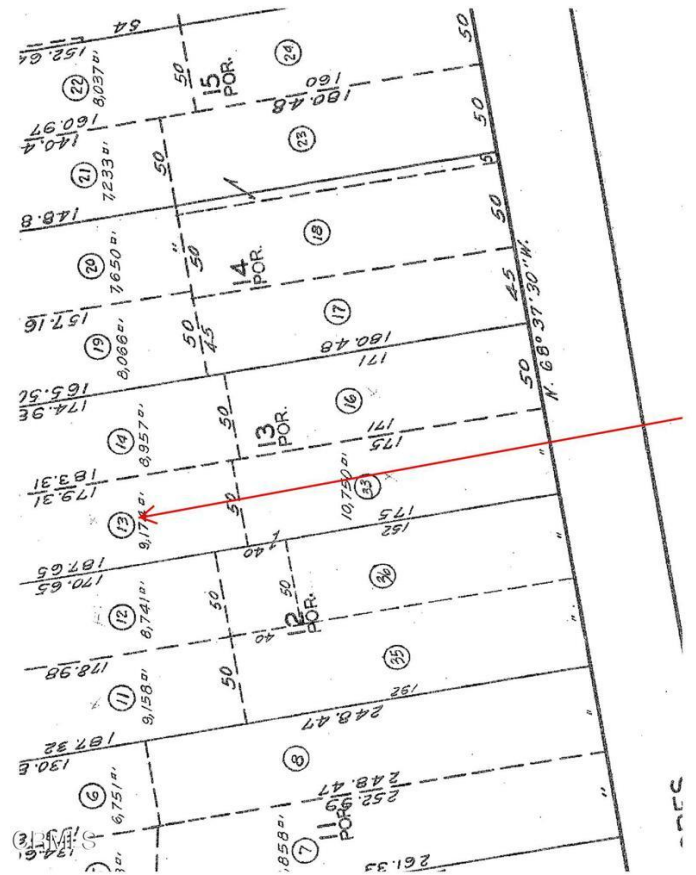


MLS® #P1-21493

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Not Applicable, Altadena,

Nestled on a highly desirable street, this property boasts nearly 1/4 acre of flat land with unobstructed views of the beautiful San Gabriel Mountains. Though the home was lost in the Eaton Fire, this terrific lot holds incredible potential and offers the opportunity to be a part of the rebuilding of this beloved community. Set against the backdrop of the breathtaking San Gabriel Mountains, this lot is a blank slate for your vision, whether your aesthetic is a modern architectural, a timeless Spanish Revival or a classic California bungalow. Offering both privacy and convenience, the property is just minutes from hiking trails, local shops, and Pasadena's renowned cultural attractions. With a spacious, rolling yard, the land offers ample square footage for a primary residence as well as a guest house. This 9,144 square foot lot previously featured a 4-bedroom, 2-bathroom home built in 1947. This is a chance to create something truly special on a unique, light-filled lot in an incredible neighborhood. All utilities were once connected, and the buyer will need to verify the current status with local providers. We encourage interested parties to perform their due diligence and independently verify all aspects of the property with the County of Los Angeles and appropriate government agencies, including, but not limited to, lot remediation, future use of the property, rebuilding and permitting requirements, zoning and lot size. Property is being sold in as-is condition without warranties or guarantees of



future use. Phase 1 and Phase 2 have been completed. Offers due by 4/7.

### **Essential Information**

MLS® #	P1-21493
Price	\$550,000
Bathrooms	0.00
Acres	0.21
Type	Land
Status	Closed
Listing Agent	Ashleigh Rader
Listing Office	COMPASS

### **Community Information**

Address	182 Marathon Road
Area	604 - Altadena
Subdivision	Not Applicable
City	Altadena
County	Los Angeles
Zip Code	91001

### **Amenities**

Utilities	See Remarks
View	None

### **Exterior**

Lot Description	Sprinklers None
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### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	8
Zoning	LCR175
Short Sale	N
RE / Bank Owned	N

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Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.