

# \$550,000 - 645 Colman Street, Altadena

MLS® #P1-22087

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Not Applicable, Altadena,

Price at \$63/SF with an 8,660 SF flat lot in a PRIME location just off of Christmas Tree Lane and located at the end of a cul-de-sac street. This Prime Altadena Lot offers an opportunity to rebuild at the end of a cul-de-sac adjacent to renowned Christmas Tree Lane (Santa Rosa Ave). Residing at the edge of the wildfire area, the property benefits from a location where many of the houses on the street and neighborhood were not damaged by the fire. The south facing, flat, rectangular, 8,660 square foot parcel offers beautiful mountain views and a coveted location just 2 blocks North of Woodbury Road. The Army Corps of Engineers have completed phase 1 and phase 2 debris removal. All utilities were available before the fire, including a sewer line connection, water, electricity and gas. Buyers are advised to conduct their own due diligence regarding development potential, zoning, lot size, utilities, and permitting requirements with Los Angeles County. Whether you're looking to build your dream home or develop an investment property, this is a unique opportunity to rebuild in a serene Altadena setting. Drive by only, please do not access the property due to current safety protocols.



## Essential Information

MLS® #	P1-22087
Price	\$550,000

Bathrooms	0.00
Acres	0.20
Type	Land
Status	Closed
Listing Agent	Jeff Fisher
Listing Office	Berkshire Hathaway Home Servic

## Community Information

Address	645 Colman Street
Area	604 - Altadena
Subdivision	Not Applicable
City	Altadena
County	Los Angeles
Zip Code	91001

## Amenities

View	Mountain(s)
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## Exterior

Lot Description	Sprinklers None
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## Additional Information

Date Listed	May 7th, 2025
Days on Market	139
Zoning	LCR110
Short Sale	N
RE / Bank Owned	N

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