

\$489,000 - 23 W Mendocino Street, Altadena

MLS® #P1-24443

\$489,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

Not Applicable, Altadena,

With the peaceful backdrop of Altadena's western foothills in the distance, this West Altadena lot presents an opportunity for builders and visionaries alike. Zoned for a duplex, the property opens the door to multiple development possibilities--whether you choose to build two units, a main home with an ADU, or restore the charm of what once stood here. Previously the site of a 4-bedroom, 2-bathroom home at 1,880 square feet of living space, the lot is now a blank canvas following the unfortunate events of the Eaton Canyon Fire. This location blends tranquility with community charm. The generous lot size and duplex zoning create potential for income-generating or multigenerational living. This is a unique chance to build something lasting in one of the area's most established neighborhoods. This as-is sale requires the buyer to conduct their own due diligence regarding future building requirements, including consultation with LA County and relevant agencies for site clearance, hazardous material removal, and environmental remediation. The property previously had access to all utilities, but the buyer must verify restoration requirements. Please Note: Phase 1 and Phase 2 of property clean up has been completed.



Essential Information

MLS® #

P1-24443

Price	\$489,000
Bathrooms	0.00
Acres	0.14
Type	Land
Status	Closed
Listing Agent	Jason Berns
Listing Office	Keller Williams Realty

Community Information

Address	23 W Mendocino Street
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	May 7th, 2025
Days on Market	35
Zoning	LCR2YY
Short Sale	N
RE / Bank Owned	N

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