

# \$898,000 - 306 Niagara Street, Burbank

MLS® #PF25074490

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## \$898,000

2 Bedroom, 1.00 Bathroom, 1,127 sqft

Residential on 0 Acres

N/A, Burbank,

Welcome to 306 N Niagara St, a hidden gem with timeless Spanish-style character tucked away in the heart of Burbank. This charming 2-bedroom, 1-bath home is full of original personality and classic architectural details waiting to be brought back to life. From the arched entryways to the high ceilings with hand-painted details and hardwood floors, this vintage residence offers the perfect canvas for restoration or creative transformation. Inside, youâ€™ll find a living room centered with a wood-burning fireplace, a charming dining room, a cozy galley kitchen with a sunny breakfast nook, and a den that overlooks the patioâ€”ideal for relaxing or entertaining. While the home is a true fixer-upper, it features one important modern upgrade: a brand-new 200-amp electrical panelâ€”a great head start for any renovation or expansion plans. Sitting on a generously sized lot, there's potential to add a guest house, studio, or ADU (Accessory Dwelling Unit), with a detached garage offering even more flexibility. Whether you're a savvy investor or a visionary homeowner looking to customize your dream space, this property offers rare potential in a highly sought-after neighborhood. Located just moments from Magnolia Park, the Chandler Bike Path, major studios like Disney and Warner Bros., top-rated schools, and popular Burbank dining and shopping spots, this is an opportunity to restore and revive a piece of classic Burbank history in an unbeatable location. Donâ€™t miss your chance to reimagine this



Spanish-style beauty and make it your own.

Built in 1936

**Essential Information**

MLS® #	PF25074490
Price	\$898,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,127
Acres	0.15
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Will Kaliei
Listing Office	Coldwell Banker Residential

**Community Information**

Address	306 Niagara Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

**Amenities**

Parking Spaces	2
# of Garages	2
View	None
Pool	None

**Exterior**

Lot Description	Yard
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**Interior**

Interior Features	All Bedrooms Down, Galley Kitchen
Appliances	Dryer, Washer

Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Burbank Unified
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### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	16
Zoning	BUR1YY
Short Sale	N
RE / Bank Owned	N

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