

\$550,000 - 141 Manor Street, Altadena

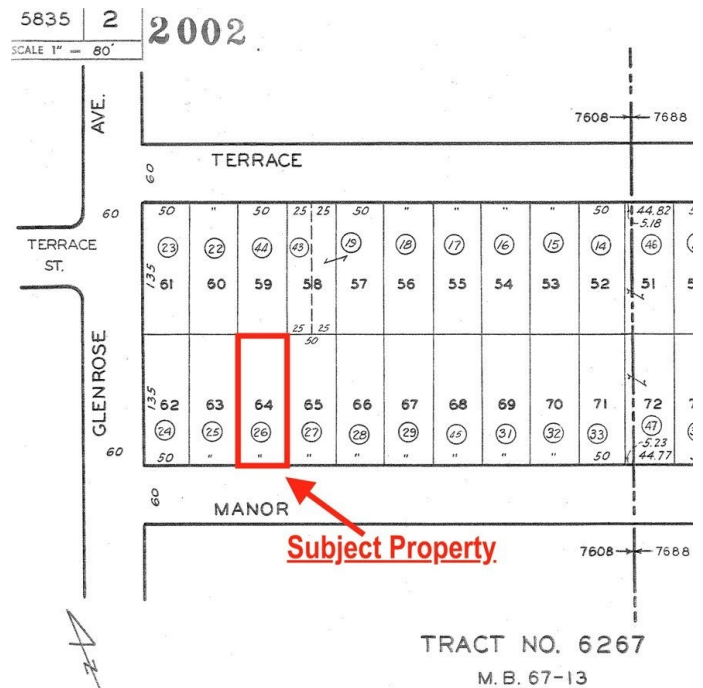
MLS® #PF25115170

\$550,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Altadena,

Located one block west of Fair Oaks Ave, this desirable parcel offers approximately 6,750 SF of land per the LA County Assessor. The property has already undergone Phase 2 debris removal performed by the Army Corps of Engineers. This mostly flat-rectangular lot is situated on the north side of Manor Street, a wide street with sidewalks, curbs, and county sewer. Although not a cul-de-sac, Manor Street ends at the west where it intersects with Glenrose Ave, providing less traffic compared to through streets nearby. The lot shape is a proper rectangle with a slight down slope from north to south, the dimensions of the lot per the LA County Assessor are approximately 50 feet wide by 135 feet deep - buyer to independently verify. The property is located north of Mariposa, east of Glenrose, south of Terrace, and west of Fair Oaks. The lot is zoned LCR 175 "low density residential". The prior home was destroyed by the Eaton Fire, it was a 3 bedroom-2 bathroom Spanish-style SFR with 1,655 SF of living space, a raised foundation, and had an attached two-car garage. Prior to the fire the home had a sewer connection, water, electric, and gas stubbed to the site. Interested buyers are advised to independently investigate potential future uses and parcel remediation processes with the County of Los Angeles and applicable government agencies. For safety purposes, please do not walk on the property, drive-by only. Fairly priced at approximately \$81 per SF of land (based on LA County



Assessor SF number of 6,750 SF). Property shall be sold "as-is," in its present physical condition. Although Phase 2 debris removal has been completed, sellers make no assurances the county will permit building without further remediation or soil testing.

Essential Information

| | |
|----------------|----------------|
| MLS® # | PF25115170 |
| Price | \$550,000 |
| Bathrooms | 0.00 |
| Acres | 0.16 |
| Type | Land |
| Status | Closed |
| Listing Agent | James Tripodes |
| Listing Office | COMPASS |

Community Information

| | |
|-------------|------------------|
| Address | 141 Manor Street |
| Area | 604 - Altadena |
| Subdivision | N/A |
| City | Altadena |
| County | Los Angeles |
| Zip Code | 91001 |

Amenities

| | |
|-----------|--|
| Utilities | Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available, Overhead Utilities, Sewer Available |
| View | Mountain(s) |

Exterior

| | |
|-----------------|--|
| Lot Description | ZeroToOneUnitAcre, Back Yard, Front Yard, Level, Rectangular Lot, Yard, Near Park, Near Public Transit, Sloped Up, Value In Land |
|-----------------|--|

Additional Information

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|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 55 |
| Zoning | LCR175 |
| Short Sale | N |

RE / Bank Owned N

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