

\$580,000 - 1052 Concha, Altadena

MLS® #PF25239697

\$580,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Altadena,

Located east of Lake Ave, south and west of Mount Curve Ave, and north of Wapello Street, this desirable parcel offers approximately 7,500 SF of land per the LA County Assessor. The property has undergone Phase 2 debris removal performed by the Army Corps of Engineers. This rectangular lot is situated on the south side of Concha Street.

Neighborhood infrastructure includes county paved road, curbs, electrical/utility poles (in rear of lot), water, and county sewer. Although not a cul-de-sac, this portion of Concha Street ends at the east where it intersects with Mount Curve Ave, minimizing traffic compared to other streets nearby. The lot shape is rectangular with a slight slope southward. Per the LA County Assessor the lot's dimensions are approximately 49 feet wide by 153 feet deep - buyer to independently verify. The lot is zoned LCR 175 " low density residential.

The prior home was destroyed by the Eaton Fire, it was a 2 bedroom-1 bathroom 1946 Traditional-style SFR with 1,258 SF of living space. Prior to the fire the home had a sewer, 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 \$77 per SF of land (based on LA County Assessor SF number of 7,500 SF). Property shall be sold



"as-is," in its present physical condition.
Although Phase 2 debris removal has been completed the seller makes no assurances the county will permit building without further soil remediation or soil testing.

Essential Information

MLS® #	PF25239697
Price	\$580,000
Bathrooms	0.00
Acres	0.17
Type	Land
Status	Closed
Listing Agent	James Tripodes
Listing Office	COMPASS

Community Information

Address	1052 Concha
Area	604 - Altadena
Subdivision	N/A
City	Altadena
County	Los Angeles
Zip Code	91001

Amenities

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

Exterior

Lot Description	Rectangular Lot, No Landscaping, Sloped Down, Value In Land, Walkstreet, ZeroToOneUnitAcre
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Additional Information

Date Listed	October 23rd, 2025
Days on Market	102
Zoning	LCR 175
Short Sale	N

RE / Bank Owned N

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