

# \$749,000 - 11502 Marquardt Avenue, Whittier

MLS® #RS25143355

**\$749,000**

3 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0 Acres

N/A, Whittier,

\*\*Charming Whittier Property with Income Potential & Approved Plans & Permits for Expansion\*\* Welcome to 11502 Marquardt Ave in Whittier – a versatile property full of opportunity! Situated on a generous 14,623 sq ft lot, this 3-bedroom, 2-bathroom main house spans 1,303 sq ft and includes an attached Jr. ADU featuring 1 bedroom and 1 bathroom – ideal for extended family, guests, or rental income. The property also boasts a spacious 4-car garage with approved plans to convert it into a 3-bedroom, 2-bathroom ADU, adding even more potential for multi-generational living or income generation. The Jr. ADU plans are already approved as well, giving you a head start on maximizing the property's value. Solar! Located just minutes from the 5 and 605 freeways, this home offers easy access for commuters while still nestled in a quiet, residential neighborhood. Whether you're an investor, a large family, or someone looking to customize a home with space to grow, this property has everything you need to make it your own. Don't miss out on this unique opportunity with multiple income streams and expansion possibilities!



Built in 1953

## Essential Information

MLS® # RS25143355

Price \$749,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.34
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kenneth Palma
Listing Office	Palma Investments

## Community Information

Address	11502 Marquardt Avenue
Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90605

## Amenities

Parking Spaces	4
# of Garages	4
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Whittier Union High
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## Additional Information

Date Listed June 26th, 2025

Days on Market 14

Zoning LCA1\*

Short Sale N

RE / Bank Owned N

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