



**2726 N MARENGO AVENUE**

N MARENGO AVE, ALTADENA, CA 91001

**\$865,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 2726 N MARENGO AVENUE

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Rare Opportunity to purchase this beautiful 14,494 SF Lot, 2726-2730 Marengo Ave. Land Use: Duplex, 2 Units, on a street where beautiful new homes are already rising. In Central Altadena, the lot measures approximately 65' x 223'. With Duplex use and generous square footage there are multiple options: Build a large estate, or 2 homes or a home and guest house; or other structures subject to L A County approvals. Perfect for multi-generational families and Developers. Become a part of the exciting rebuilding of our much beloved Altadena.

**Water: Other Water Source**

**\$865,000**



Located at the foot of the magnificent San Gabriel mountains, the property is near the Bar Betsy bistro and Betsy's restaurant and cafes, 5 minutes to Old Town Pasadena and 25 minutes to downtown L A. Offering sweeping mountain views and sunsets reflected on the beautiful San Gabriels! Before the fire there were 2 Houses on the lot and a Garage and Workshop that were converted into a Studio. This property was the former home of an early JPL scientist and artist and his artist wife. Now it's ready for its next chapter. All utilities plus sewer were connected to the homes. This is a burn site. Phase 1 and 2 removal were completed. Property is offered strictly 'as is'. Buyer to satisfy themselves as to all aspects of the property and all future use!



