

138 W MONTECITO

138 W MONTECITO AVE, SIERRA MADRE, CA 91024

\$1,150,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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MADRE, CA 91024

Attention developers, and owner-users!
Rare two on a lot opportunity in a prime
Sierra Madre location, just one block
from charming Old Town Sierra Madre
shops, dining, and cafes. Situated on a
large 11,310 sq. ft., R3 lot, this unique
property features two separate homes
with excellent potential to develop
possibly 4 PUD units. The front house
offers 2 bedrooms, 1 bathroom, and a
spacious bonus room off the second
bedroom that can easily serve as a 3rd
bedroom, nursery, office, den, or flex
space. The rear house is a private 1
bedroom, 1 bathroom unit complete
with its own large fenced backyard,
walk-in closet, wall A/C, and tankless
water heater.

Sewer: Public,
Cooling: Wall Unit A/C,
Water: City Water

\$1,150,000



Both units feature individual laundry rooms with washer and dryer hookups, providing added convenience for tenants or multi-generational living. Property is in need of TLC and presents a fantastic opportunity for buyers looking to renovate, update, and add value in a highly desirable Sierra Madre neighborhood. Large lot offers potential for expansion or future development. Conveniently located near parks, hiking trails, schools, and all that Sierra Madre has to offer. Great opportunity for investors, contractors, or owner-users seeking upside potential in a sought-after location!



