

FOR SALE

43254
52ND ST W
LANCASTER, CA 93536





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FOR SALE



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STRATTON COMMERCIAL REAL ESTATE, INC.



FOR SALE

2X PERMITTED HOMES

- 1,622 SF | 4BD | 2BA

- 1,020 SF | 2BD | 1BA

2.39 ACRES LOT



OFFERING SUMMARY

43254
52ND ST W
LANCASTER, CA 93536

Stratton Commercial Real Estate, Inc. is pleased to present a property for sale at 43254 52nd St W in Lancaster, CA. This farm-style property boasts a 1,620 sq.ft. two-story 4BD/2BA home on a 104,183 sq.ft. lot. Additionally, it offers 1,989 sq.ft. of space split between a second home and accessory buildings, providing room for various uses. The second residence adds flexibility for multi-generational living or rental income too.

The estate is fenced and has entrances on 52nd St and 51st St for privacy and access. Both homes are permitted—one on 52nd St and one on 51st St. This property stands out as an incredible compound-style home, perfect for those seeking a spacious and private living space. Alternatively, its layout and additional buildings make it an ideal option for generating rental income. Please contact David Stratton for more information or showing instructions.

MAIN HOME	TWO STORY 4BD/2BA
BUILDING SQ.FT	1,620±
LOT SIZE SQ.FT	104,183± (2.39 AC)
YEAR BUILT	1974
FLOORS	2
APN(S)	3204-011-016
ZONING	LCA110000
FRONTAGE	167' 52ND ST W

















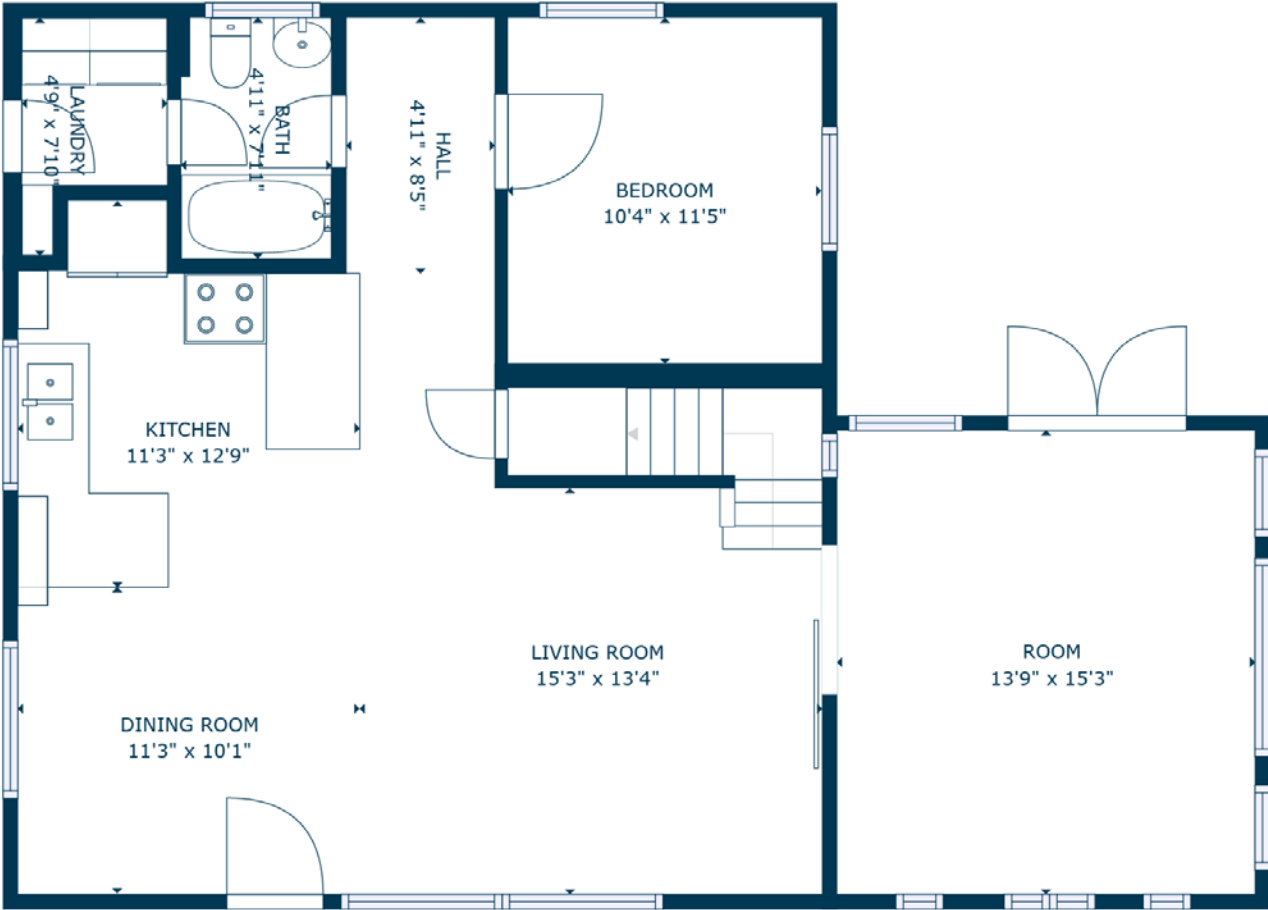




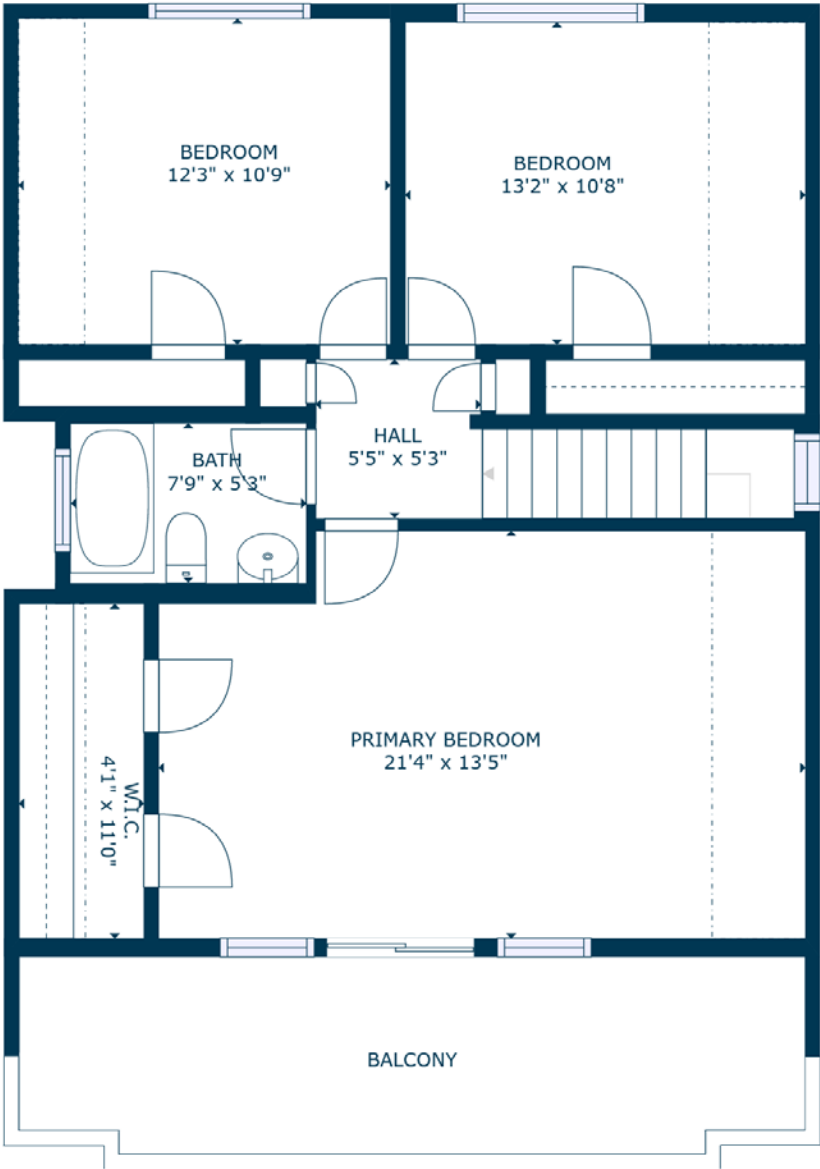
**52ND ST HOUSE
FLOOR PLAN**



SCAN, TAP or CLICK!

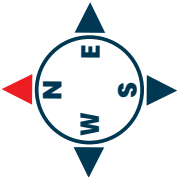


FLOOR 1



FLOOR 2

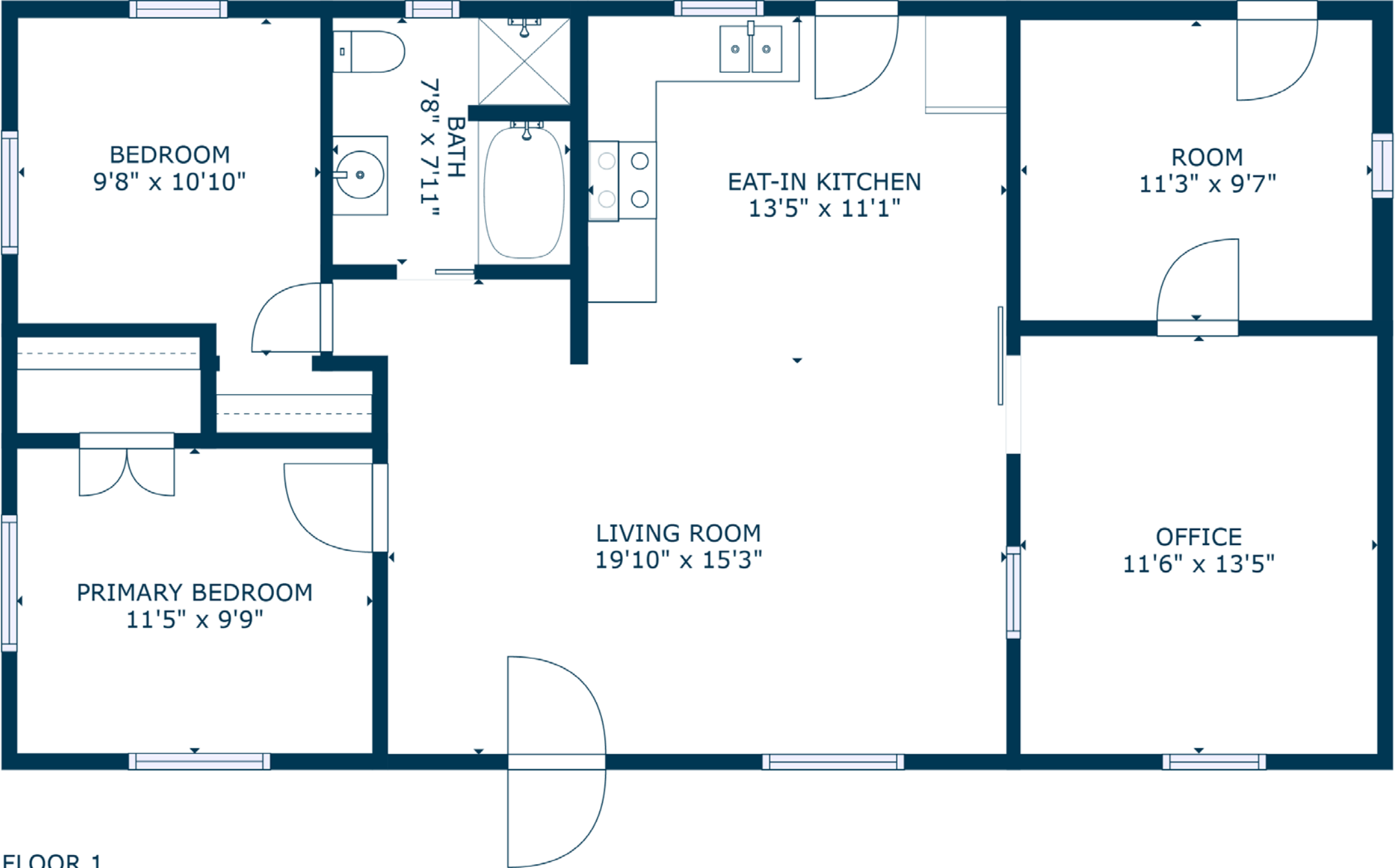
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**51ST ST HOUSE
FLOOR PLAN**

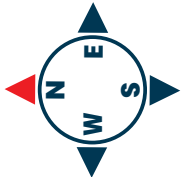


SCAN, TAP or CLICK!

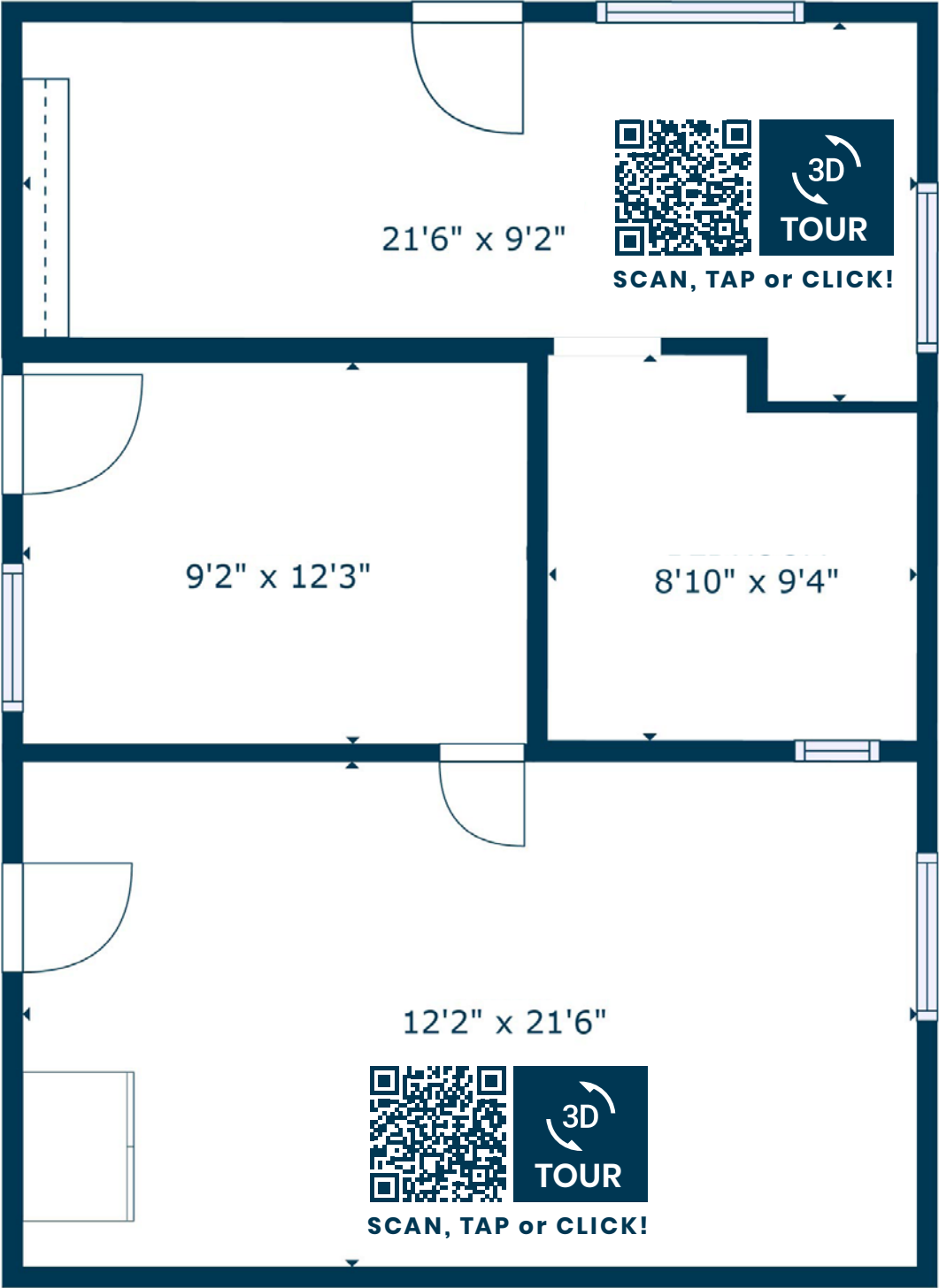


FLOOR 1

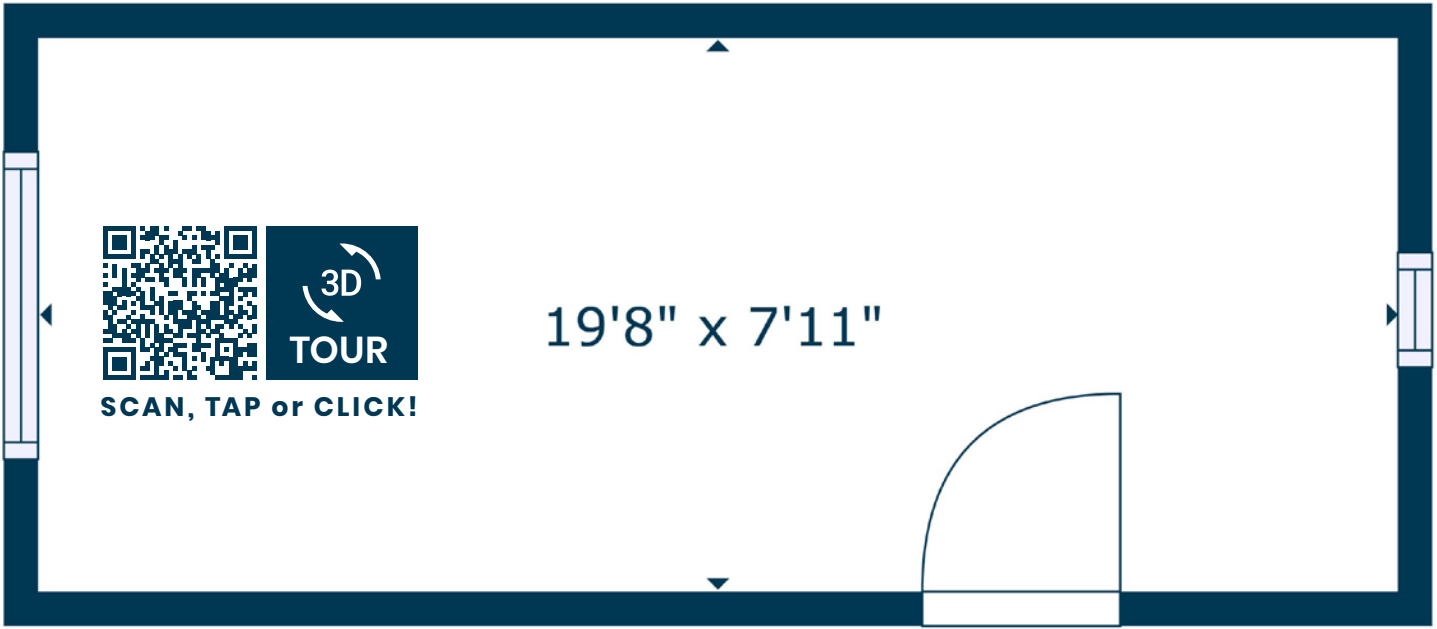
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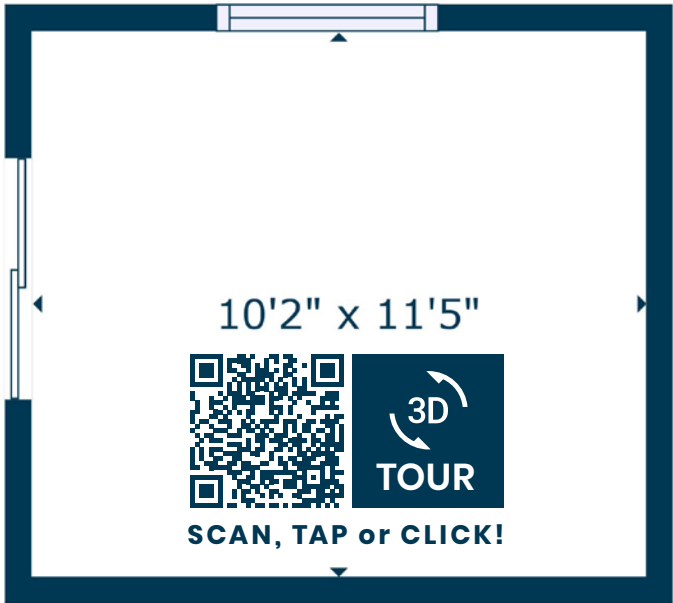
**DORM ROOMS
FLOOR PLANS**



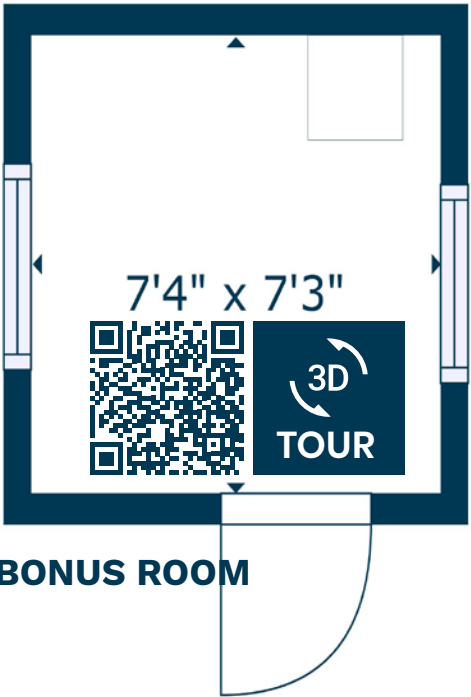
DORM ROOMS I & II



DORM ROOM III



DORM ROOM IV



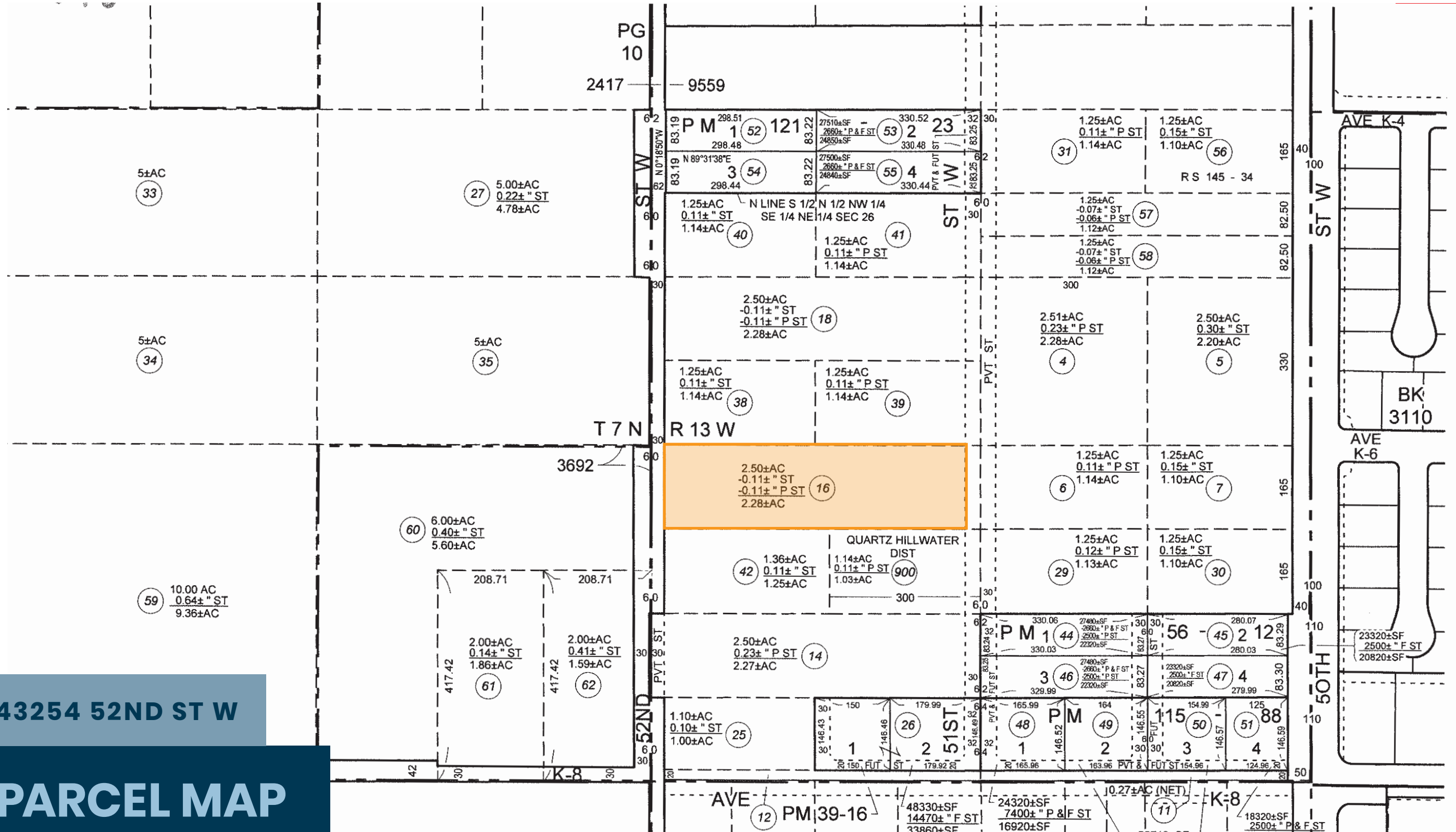
BONUS ROOM

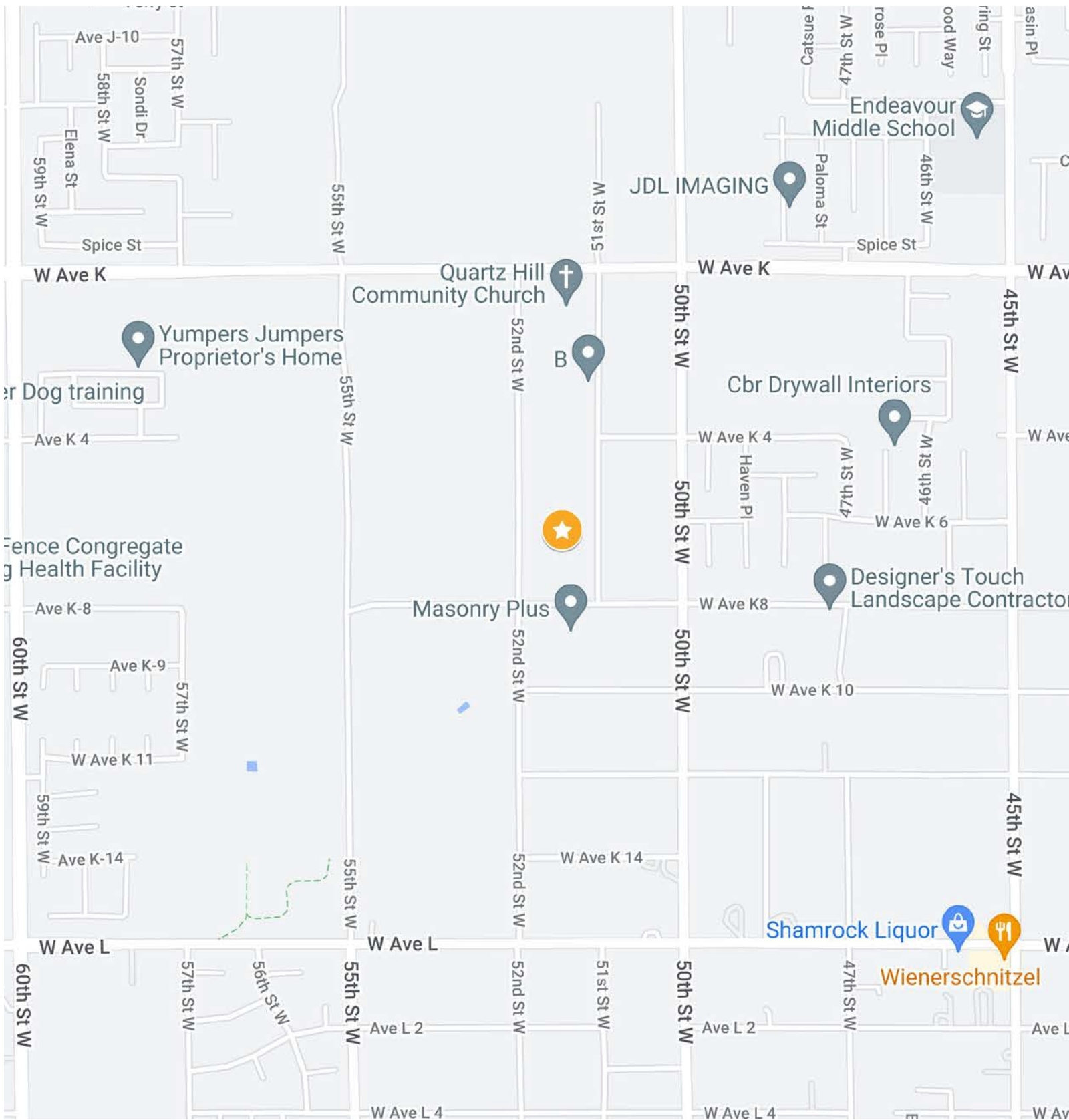
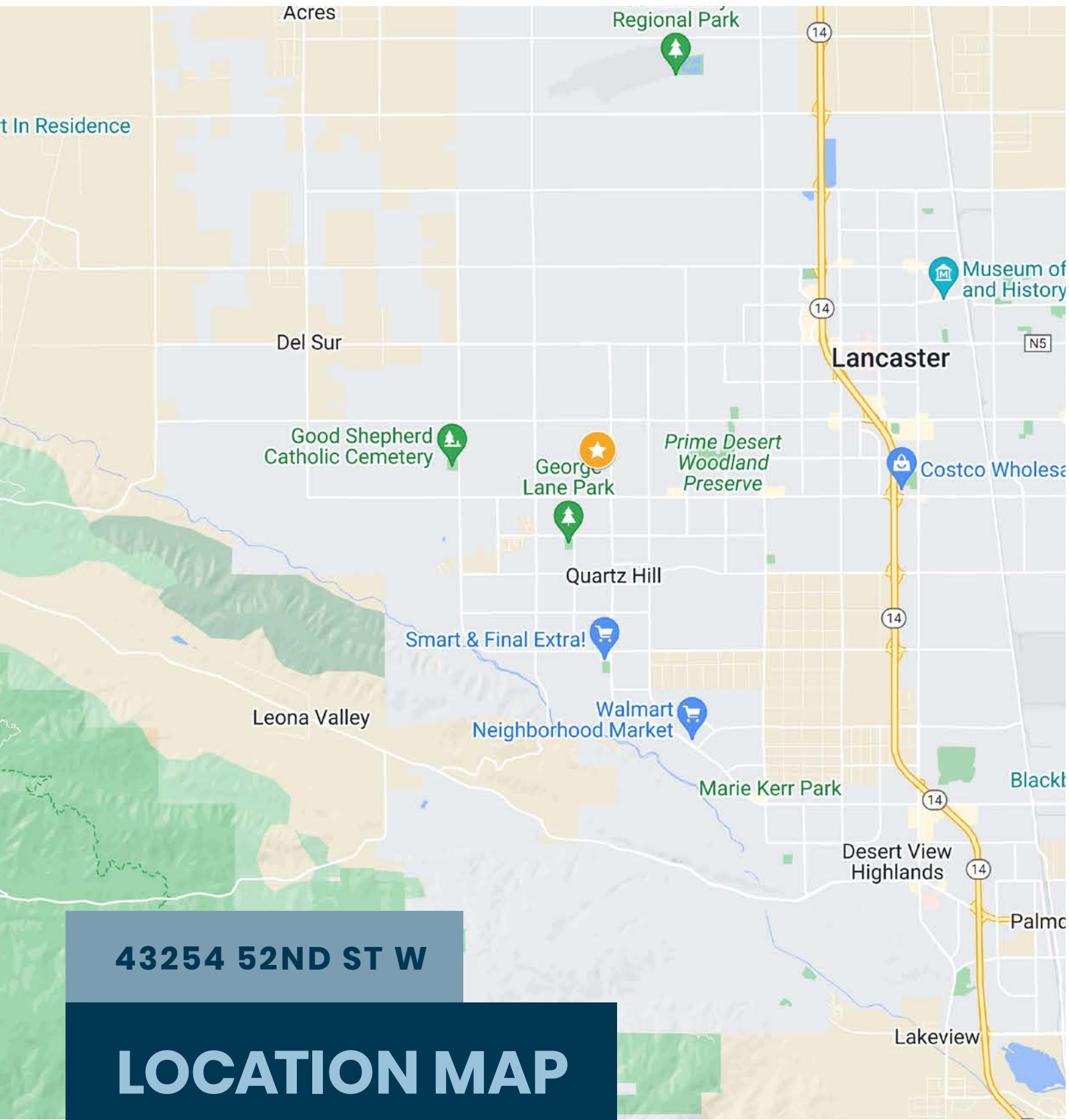
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43254 52ND ST W

PARCEL MAP









661-702-9700 | 28005 SMYTH DR, VALENCIA, CA 91355 | STRATTONCRE.COM

43254

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2X PERMITTED HOMES ON 104,183 SQ.FT. LOT

PREPARED BY



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**DRE License No.
01182000**

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