

# EXCLUSIVE LISTING

APN# 5308-032-009 (use 135 Peterson Ave as approximate address), South Pasadena 91030

Priced to Sell as One of the CHEAPEST RESIDENTIAL LOT in the highly desirable city of South Pasadena, Long-time Owner!

Great location, Easy access, Surrounded by multi-million dollars SFRs, Half price vs Comparable!



## SUMMARY

Accessor Parcel Number: 5308-032-009  
Subject Property: (use 135 Peterson Ave in GPS) South Pasadena, CA 91030  
Asking Price: \$329,000  
Current Use: Unimproved Vacant Lot  
Possible Use: Investment, Residential  
Lot Size & Zoning: ±3,172 SF / SPR110000  
Directions: from Hill Dr south on Harriman St which becomes Peterson Ave (lot is on the right hand side)

## Highlights

PRICED TO SELL - ONE OF THE LOWEST PRICED VACANT RESIDENTIAL LOT in the Highly Desirable City of South Pasadena. **Location, Location, Location!** Vacant lot in the highly desirable Monterey Hills neighborhood in the city of South Pasadena known for its award winning schools, tree lined streets and family friendly atmosphere. comes with spectacular views of downtown Los Angeles and the San Gabriel mountains and convenient access to the 110, 10, and 210 freeways as well as minutes away from amenities such as shopping centers, restaurants, parks and recreation centers. This lot is zoned for residential development and is the perfect opportunity to build your dream home either as a permanent residence or investment property with prior city approval. Only one vacant lot has sold in the city of South Pasadena. *Survey was completed in 2017, Report will be included during buyer's Due Diligence. Topo Map available.* Don't miss out on this RARE opportunity!

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DIMITRE PETROV

626.898.9740

dpetrov@growthinvestmentgroup.com

DRE#02153833

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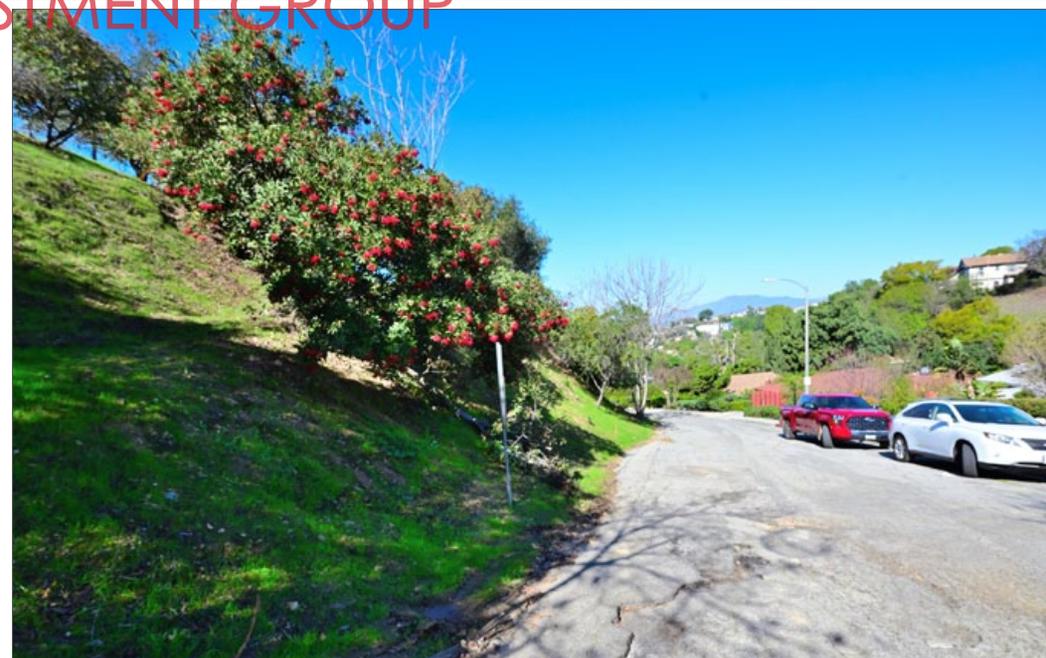
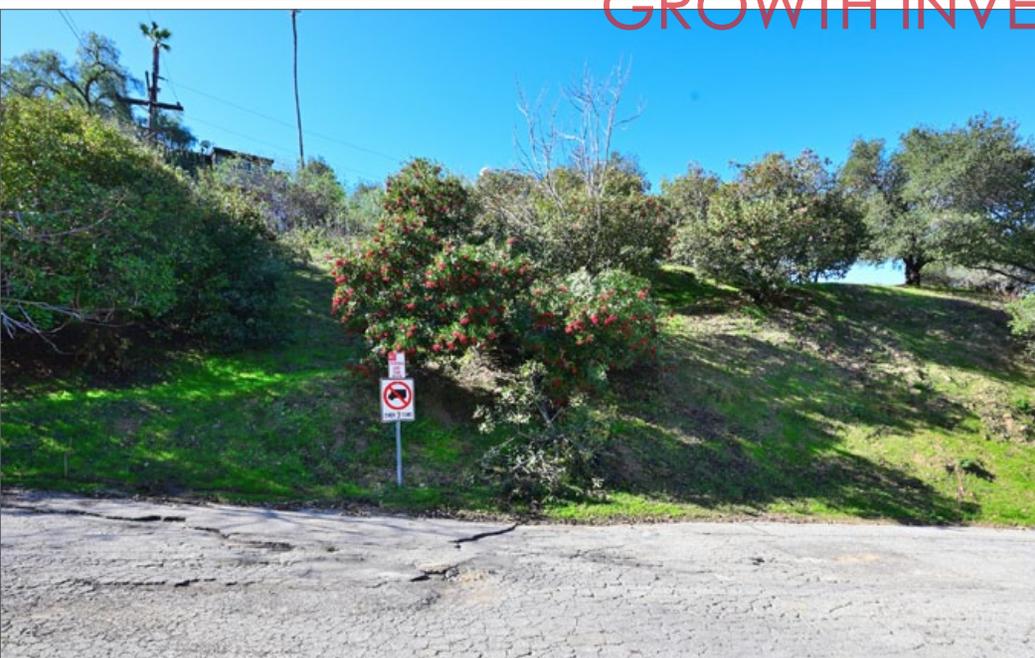
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