

# Single Family Residence - Sylmar, CA



**12055 Kagel Canyon Road, Sylmar, CA, 91342**

Offered at \$369,950

Dream opportunity to create your own private estate sprawled out on a 15,966 SF lot with the opportunity to purchase the adjacent property APN 2526008011 and combine for just over an acre! This opportunity to reimagine your own estate in highly desirable Kagel Canyon does not come up often. Flippers, Developers, and Single-Family Occupants don't miss this chance to build anywhere from 7 - 10 single family units or create your own spacious estate with mother-in-law guest house. This property on 12055 Kagel Cyn offers a 978 SF 3-bedroom 1 bath home on a 15,966 SF lot with incredible views. While Adjacent property offered at 12047 Kagel Cyn offers a 336 SF studio with 1 bath on a 35,170 SF lot, combined for a total of 51,136 SF. Ideal location walking distance to the famed Hideaway Bar and Grill, tucked away in between Shadow hills and Lake View Terrace. Opportunities are endless, sold separately or together, come see what Kagel canyon offers. Property is being SOLD in "AS IS" condition; seller has never inhabited the property. RBS Realty does NOT warranty what can be built and square footage of the lot. Buyer is to verify building permits and do all investigations with the Los Angeles Building and Safety.

3 Bedrooms

1 Bathrooms

978 sqft

0.37 acres (lot size)

Built: 1932



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